STARBOROUGH

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Community Profile

CITY OF SCARBOROUGH
COUNCIL MEMBERS

MAYOR

Joyce Trimmer

COUNCILLORS

Harvey Barron	Ward 1
Gerry Altobello	Ward 2
John Wardrope	Ward 3
Lorenzo Berardinetti	Ward 4
Marilyn Mushinski	Ward 5
Paul Mushinski	Ward 6
Fred Johnson	Ward 7
Shirley Eidt	Ward 8
Ron Moeser	Ward 9
Ron Watson	Ward 10
Sherene Shaw	Ward 11
Doug Mahood	Ward 12
Bas Balkissoon	Ward 13
Edith Montgomery	Ward 14

METROPOLITAN TORONTO COUNCIL
SCARBOROUGH REPRESENTATIVES

Mayor Joyce Trimmer

COUNCILLORS	WARD
Scott Cavalier	Scarborough Agincourt
Brian Ashton	Scarborough Bluffs
Maureen Prinsloo	Scarborough Wexford
Brian Harrison	Scarborough City Centre
Bob Sanders	Scarborough Malvern
Ken Morrish	Scarborough Highland Creek

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GENERAL DEVELOPMENT INFORMATION

Economic Development Department

THE CITY OF SCARBOROUGH

Scarborough is one of Canada's largest and fastest growing cities with a population of over 500,000.

Located in the Regional Municipality of Metropolitan Toronto, Scarborough belongs to the largest economic community in Canada. A dynamic city, Scarborough is the perfect community in which to live, work and play.

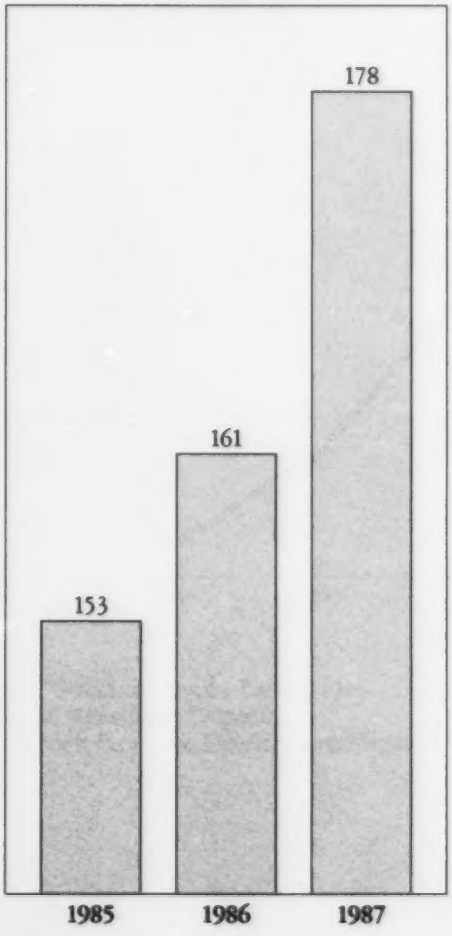
Scarborough is a great location for business. With unlimited industrial and commercial opportunities, one of the highest employment growth rates in Ontario and a large pool of skilled labour, Scarborough is an excellent location for your business. The new high technology rapid transit system which connects the Scarborough City Centre to downtown Toronto is one example of Scarborough's commitment to growth and development.

In Scarborough, we take business seriously. Many major Canadian and international companies call Scarborough home, and the impressive list is growing.

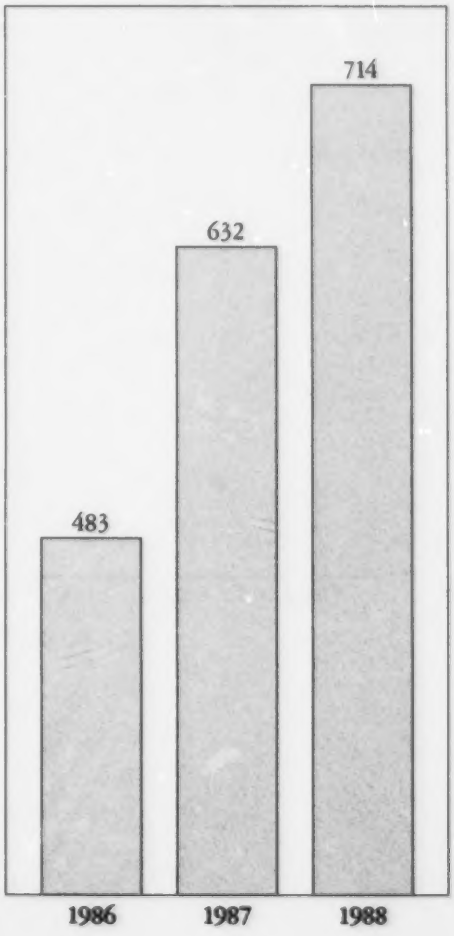
Scarborough also has outstanding municipal services, affordable housing, extensive recreation programs and facilities, 5,000 acres of park land, and fine health, education and social services.

The future truly belongs to Scarborough. Come grow with us!

Employment
(Thousands)



Building Permits
(Millions $)



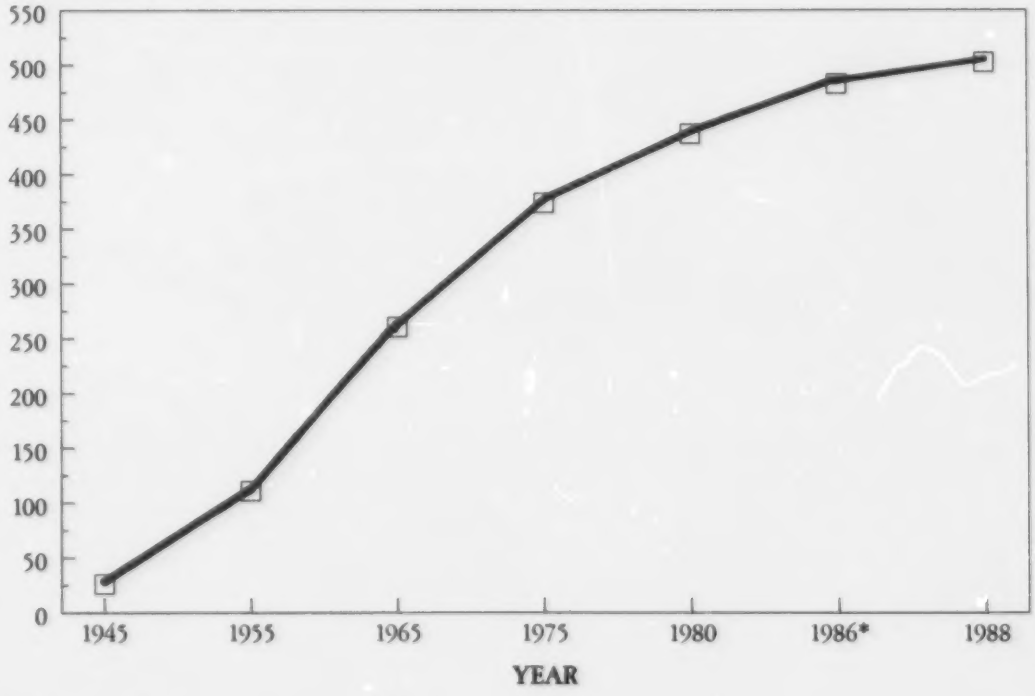
HISTORY

The area was named Scarborough in 1793 by Elizabeth Simcoe, wife of the first Lieutenant Govenor of Upper Canada, because of its resemblance to the cliffs of Scarborough in Yorkshire, England. Three years later, David and Mary Thomson set up the area's first homestead.

By 1850, a thriving farming community with 3,800 inhabitants had been established and the township was incorporated. Scarborough remained a purely rural community until about 1910 when suburban development began at Birch Cliff. Electricity, waterworks and high schools arrived and, by 1940, the population reached 23,274. After WW II, however, housing, commercial and industrial development increased even more strongly.

Scarborough, with a population of 95,706 in 1954, became one of the federated municipalities of Metropolitan Toronto in that year and was officially declared a City on June 29, 1983.

Scarborough Historical Population Growth 1945-1988



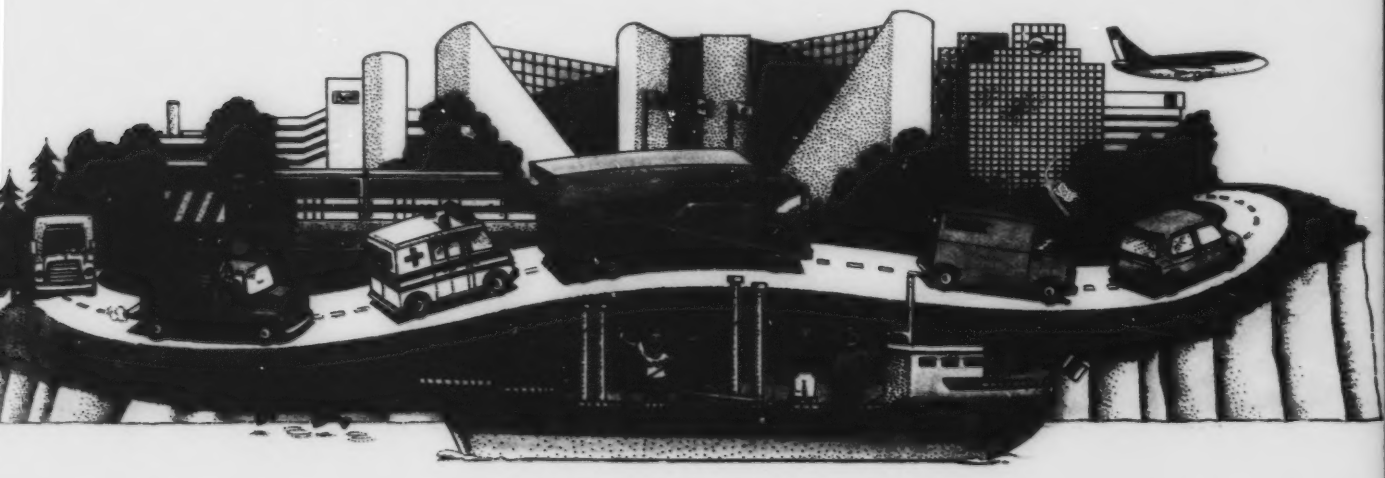
Source: *Statistics Canada, Census 1986
Provincial Assessment Department
Scarborough Economic Development Department

LOCATION

Scarborough is located in the Metropolitan Toronto area which is the largest economic unit in Canada. The city comprises the east side of Metropolitan Toronto and is within very easy commuting distance to and from downtown Toronto, the financial capital of Canada.

Scarborough is situated on the north shore of Lake Ontario at latitude 43 North and longitude 70 West.

The city, in the profit center of Canada, is closer to the bulk of the U.S. market than are Florida, Texas or California. As the fastest growing city in Metropolitan Toronto, Scarborough has the advantages of a major urban centre, without disadvantages such as high real estate and parking costs, and traffic congestion of costly downtown locations.



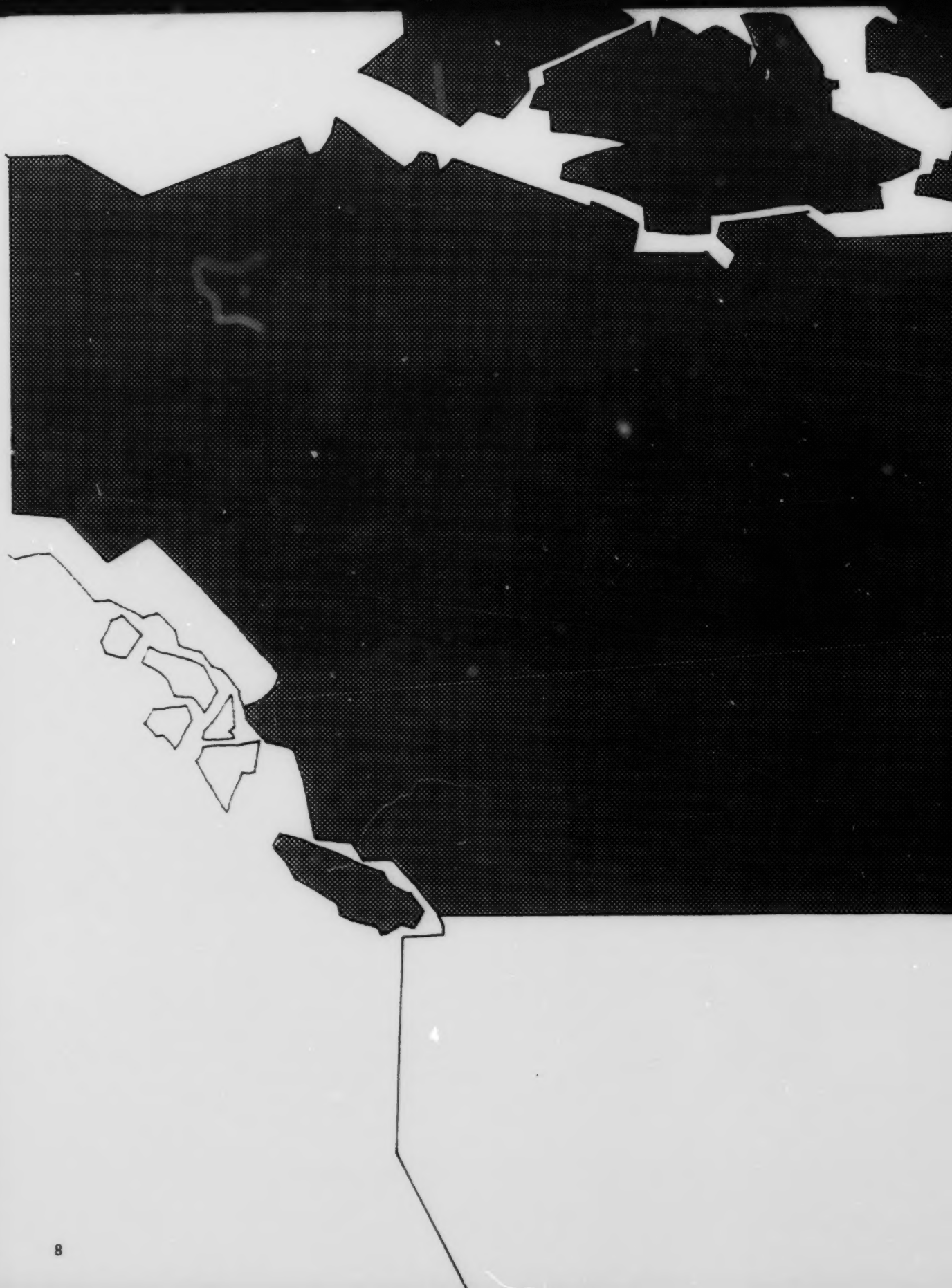
Highway distances between Scarborough and other major cities in Canada and the U.S.A:

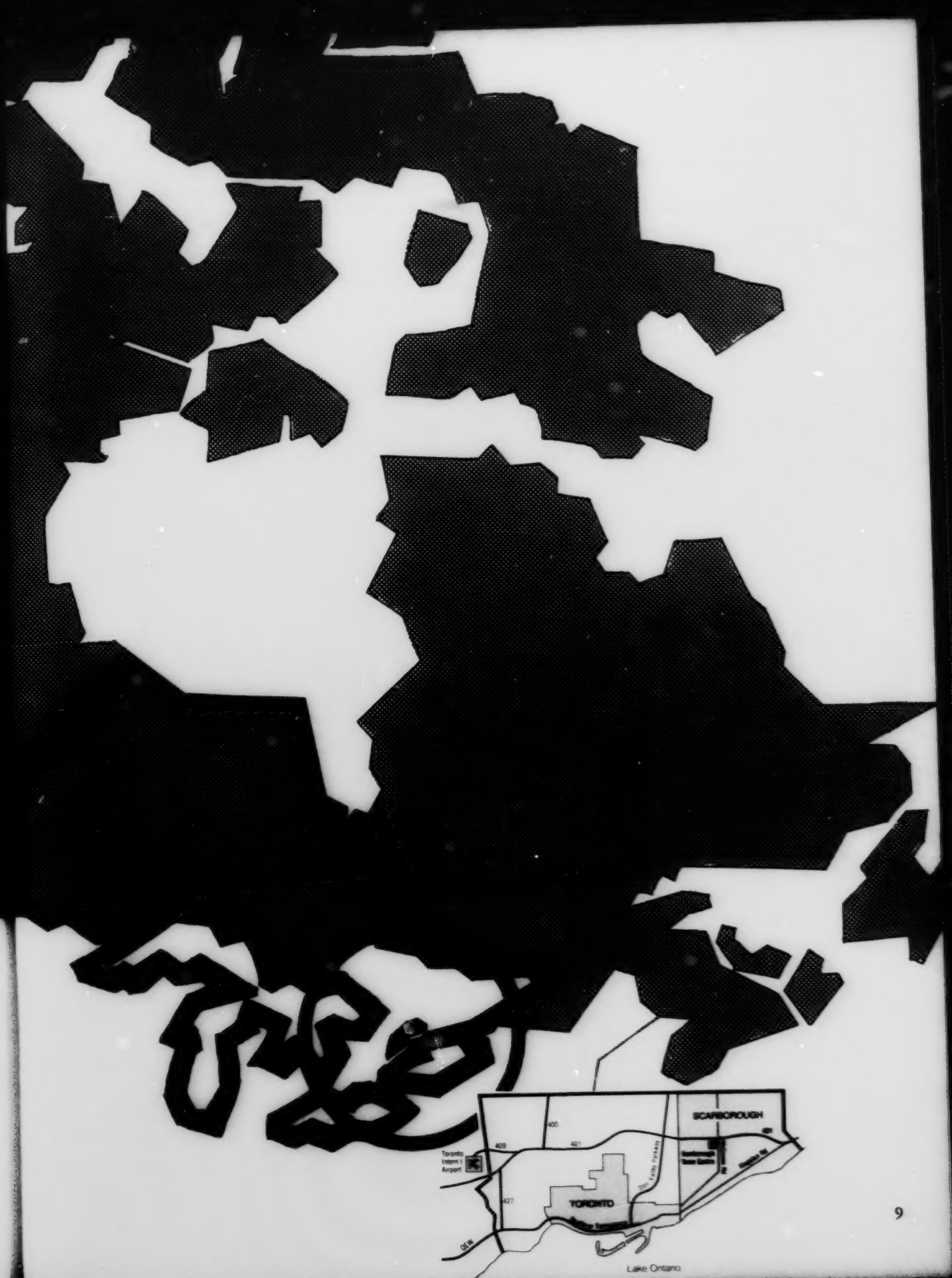
City	Miles	Km
Montreal	332	535
Ottawa	249	390
Hamilton	47	75
Boston	582	937
Buffalo	103	166
Chicago	503	810
Detroit	235	378
New York	495	797
Washington	494	795
Pittsburgh	333	536

Airflight time and air miles from Toronto to various cities:

City	Hours	Miles	Km
Buffalo	0.75	69	111
Montreal	1.00	315	507
New York	1.50	358	576
Miami	3.00	1237	1991
Calgary	4.00	1671	2689
Vancouver	4.75	2078	3344
Los Angeles	5.25	2172	3495
London	6.75	3557	5724
Tokyo	15.50	6194	9968

The City is within a one day travelling distance from much of the north-eastern U.S.A., and the major urban centres in Ontario and Quebec.




SCARBOROUGH
400
409
401
Toronto
Intern l
Airport
427
TORONTO
Lake Ontario

CLIMATE

While Toronto's winters usually last from mid-December until late March or early April, they are far from severe by Canadian or northern U.S. standards. A snowfall of more than 10 centimeters is unusual and average daytime temperatures, over the entire year are close to 50 degrees Fahrenheit (10oC). Even in January they hover only a few degrees below freezing. Frequent thaws and bright sunny days are common throughout winter.

In the summer, daytime temperatures generally rise into mid-twenties centigrade (high seventies or low eighties Fahrenheit). Occasional heat waves reach mid-thirties centigrade.

Weather data:

	Jan.	April	July	Oct.
Mean monthly temp. (C)	-4.6	7.6	22.0	11.0
(F)	23.7	45.7	71.6	51.8
Sunshine (hours)	92.1	182.3	280.5	149.1
Rain (mm)	25.9	65.4	74.0	60.4
Snow (cm)	36.4	7.6	0	0.6

Source: Ontario Climate Centre, City of Toronto. 1951-1980.

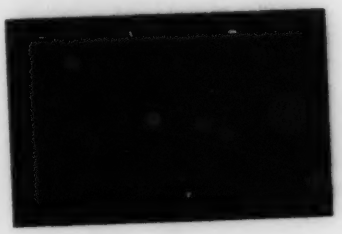
TRANSPORTATION

Highways

Scarborough is served by two major highways, the 401 and the Don Valley Parkway. In addition, it has easy access to the province's other two major highways: the Queen Elizabeth Way and Highway 400. These corridors make travelling within Metro and between major centres quick and efficient.

The downtown core of Metro is easily reached via two well placed expressways: the Don Valley Parkway and the Gardiner Expressway. The Macdonald Cartier Freeway (Highway 401) traverses the northern part of Metropolitan Toronto and links the city with other major cities in Ontario. The Queen Elizabeth Way, a major 90-mile artery with two-lane service roads from Toronto to Buffalo, provides an additional link to other major urban centres in Canada and the United States.

A new major highway (407) is currently being built along the northern border of Metro Toronto. Designed to ease congestion on Highway 401, the 407 will stretch from Highway 403 in the west to Highway 115 near Peterborough. The initial phase, from Highway 427 to the 400, is currently under construction and is expected to be completed in the near future.



Air Transport

Scarborough is served by three airports in the Metro Toronto area:

Lester B. Pearson International Airport is Canada's busiest airport, handling almost 16 million passengers on almost 300,000 flights in 1985. It takes only 30 minutes by car to reach the airport from Scarborough via Highway 401. Pearson International handles both domestic and international flights.

Toronto Island Airport is situated on Toronto Island, directly adjacent to Toronto's downtown business district. It provides landing service for private aircraft and intercity STOL (short take-off and landing) services. Helicopter services are also available here.

Toronto Buttonville Airport is located slightly north-west of Scarborough. It has facilities for private flying and executive air charters.

Air Traffic Activity (All Airlines) - Pearson Int'l Airport:

	# flights	# passengers	cargo (metric tonnes)
1984	253 233	14.8 million	216 592
1985	282,566	15.8	220 000
1986	302,753	17.4	216 700
1987	316,341	18.6	240 000 (est)

Source: Pearson Int'l Airport. Planning Department, July 1988.

Air Traffic Activity (Top 30 airports, for scheduled and chartered flights): 1986			
	# flights	# passengers	cargo (metric tonnes, 000s)
Toronto	221,000	17 121 800	219.2
Dorval	102,400	5 676 300	29.4
Mirabel	26 700	1 850 600	80.5
Ottawa	54 000	2 262 500	5.8
Vancouver	134,200	8 414 800	90.1
Calgary	78 100	3 988 700	26.7
Winnipeg	50 200	2 267 400	15.9
Edmonton	37,700	2,055,400	29.6
Canada	669,230	49 000 000	541.6

Source: Transport Canada. Unpublished Data, July 1988.

Rail Services

Railway freight services in Scarborough are provided by two national railway companies: Canadian Pacific Rail, (CPR) and Canadian National Railways (CNR). All rail services, including intermodal bulk, and refrigerated, are available. Spur lines serve most of Scarborough's industrial neighbourhoods.

Metro Toronto's main passenger train terminal, Union Station, is located in the downtown core at Front and Bay Streets. Via Rail Canada offers intercity, transcontinental, regional, and remote rail service. Ontario Northland Railway offers rail service from Toronto to cities in Northern Ontario. GO Transit operates an inter-regional commuter train service that links outlying cities to downtown Toronto.

Harbour Services

Scarborough firms can also make use of The Port of Toronto. It is situated on the northwest shore of Lake Ontario and is part of the international St. Lawrence Seaway System which allows ships to travel approximately 3,747 km from the mouth of the St. Lawrence River to the head of Lake Superior.

The Port of Toronto maintains an important position within the Great Lakes system and is located just 42 kilometres from Port Weller at the entrance to the Welland Canal leading to Lake Erie.

Port of Toronto Activity				
	Cargo (1000's of tonnes)		Cargo Vessels	
	Domestic	Overseas	Domestic	Overseas
1980/1981	1958	578	400	127
1981/1982	1507	655	370	142
1982/1983	1497	524	384	124
1983/1984	1250	576	368	125
1984/1985	1250	660	298	116
1985/1986	1258	618	274	123
1986/1987	1292	711	227	136
1987/1988	1339	786	276	149

Source: Toronto Harbour Comm. Annual Report 1987/88.

The Port offers container, bulk and general cargo handling, specializing in project cargo shipments and special consignments. The average navigation season is from the end of March to mid-December.

The Port is centrally located in what is called the Golden Horseshoe of Southern Ontario and serves mainly the heavily populated region adjacent to Lake Ontario from the Niagara Frontier in the south to Detroit-Windsor in the west and to Peterborough in the east. Goods are also shipped between the Port and Canada's Prairie Provinces and states in the U.S. Mid-West.

The Port is served by both of Canada's trans-continental railways. It is also served by high-speed expressways which connect with the TransCanada Highway network and subsequently with the main U.S. highway systems. Access ramps to expressways are located only a few hundred yards from the Port's marine terminals.

The Port has outside storage of 17.2 hectares (42.5 acres) and inside storage of 29,729 sq. metres (320,000 sq. feet). The Port specializes in project cargo shipments providing ample marshalling areas and facilities for unitizing dimensional pieces. It has excellent road access for heavy and dimensional loads.

There are 12 miles of dock wall provided in port. This allows berthage for approximately 70 vessels of Seaway proportions. In addition, 35 miles of trackage for rail movement in the port area is serviced by Canadian National and Canadian Pacific.

Available equipment includes a 300-tonne capacity stationary dockside crane, a 50-tonne capacity marine derrick, a mobile container crane which can handle all sizes of containers, and 18 to 136-tonne-capacity commercial cranes.

A total of 8 overseas shipping lines serve the port.

Public Transit

The Toronto Transit Commission serves Metropolitan Toronto's 244 sq mi/632 sq km area with 2,652 buses, streetcars, subway and Rapid Transit (R.T.) cars. There are approximately 836 miles/1345 km of routes. More than one million passengers use the system on working days. The 1987 annual total was almost 457 million rides.

The subway is the backbone of the system. 132 of 141 surface routes make 196 connections with the subway and RT.

To feed the subway system and to serve other parts of Scarborough, the TTC provides an extensive network of bus routes. There are approximately 350 buses scheduled to operate in Scarborough during the morning peak period on 22 separate routes. This is almost 30% of the TTC's total scheduled bus fleet in the morning peak period, operating on over 20% of the bus routes.

These bus routes complement the three Scarborough subway stations, and the Light Rapid Transit system that runs entirely in Scarborough. The variety of routes and high frequency of service provide an excellent level of transit service for riders destined to either the City of Toronto or the City of Scarborough during peak periods.

1988 Metro Area Fares

Adults	$1.05 exact cash. tickets or tokens eight for $7.00 monthly passes for $46.00
Children	$.50 exact cash tickets four for $1.05 children under two years free.
Students	(students under 19 years of age attending elementary, intermediate or secondary schools in Metro with TTC Photo Identification Card.) $.65 exact cash tickets or tokens 8 for $3.50
Senior Citizens	(65 years or over residing in Metro) $1.05 exact cash tickets 8 for $3.50 monthly pass for $29.75

Facts On Public Transit

Facts On The T.C.C.

	1981	Increase or (Decrease)	% Inc. (Dec.)	1984	Increase or (Decrease)	% Inc. (Dec)	1987
TOTAL PASSENGERS CARRIED:	392,040,000	26,092,000	6.7	418,132,000	38,752,000	9.3	456,884,000
KILOMETRES OPERATED:							
Bus	83,009,291	9,972,356	12.0	92,981,647	4,574,181	4.9	97,555,828
Street Car	14,924,396	(78,173)	(0.5)	14,846,223	(632,481)	(4.3)	14,213,742
Trolley Bus	6,338,199	(164,021)	(2.6)	6,174,178	(420,997)	(6.8)	5,753,181
Subway	68,470,989	1,258,492	1.8	69,729,481	3,150,343	4.5	72,879,824
Scarborough RT*	-	-	-	-	2,622,082	-	2,622,082
TOTAL	172,742,875	10,988,654	6.4	183,731,529	9,293,128	5.1	193,024,657
NUMBER OF ROUTES:							
Bus	108	9	8.3	117	2	1.7	119
Street Car	9	-	-	9	-	-	9
Trolley Bus	8	-	-	8	1	12.5	9
Subway	2	-	-	2	-	-	2
Scarborough RT*	-	-	-	-	1	-	1
TOTAL	127	9	7.1	136	4	2.9	140
PASSENGER VEHICLES OWNED:							
Buses	1,403	62	4.4	1,465	105	7.2	1,570
Street Cars & C.L.R.V.'s	446	(157)	(35.2)	289	(7)	(2.4)	282
Trolley Buses	151	(1)	(0.7)	150	(11)	(7.3)	139
Subway	632	(2)	(0.3)	630	25	4.0	655
Scarborough RT*	-	-	-	-	28	-	28
TOTAL	2,632	(98)	(3.7)	2,534	140	5.5	2,674
KILOMETERS OF ROUTE:							
Bus	1,047.84	85.64	8.2	1,133.48	14.27	1.3	1,147.75
Street Car	73.37	-	-	73.37	-	-	73.37
Trolley Bus	54.25	1.22	2.3	55.47	-	-	55.47
Subway	54.40	-	-	54.40	-	-	54.40
Scarborough RT*	-	-	-	-	6.52	-	6.52
TOTAL	1,229.86	86.86	7.1	1,316.72	20.79	1.6	1,337.51

	% Inc. or (Dec.)		1984		Inc. or (Dec.)		% Inc. or (Dec.)		1987	
BUSINESS DAY	Total System	Subway	Total System	Subway	Total System	Subway	Total System	Subway	Total System	Subway
Average Daily Passengers	5.4	(0.2)	1,384,149	520,324	129,851	70,676	9.4	13.6	1,514,000	591,000
Average Daily Rides (Including Transfers)	11.9	6.1	2,353,000	885,000	265,000	95,000	11.3	10.7	2,618,000	980,000

*Opened March 23,1985

113 of 125 surface routes made 169 connections with the subway as of December 1981.
123 of 134 surface routes made 175 connections with the subway as of December 1984.
131 of 137 surface routes made 195 connections with the subway/Scarborough RT systems as of December 1987.

SOURCE: Key Facts. The Municipality of Metropolitan Toronto - 1988

Future Transit Plans

Metropolitan Toronto Council, in June of 1986, approved construction of Phase 1 of the Sheppard Avenue Subway, subject to the Province making its normal subsidy contribution to the project. After almost two years of debate and study the Province has decided to withhold funds for construction of the Sheppard Subway for at least the next five years.

In the meantime, studies will proceed to more precisely determine the alignment of the Sheppard subway, to allow for the protection of the corridor so that on-going development does not preclude the eventual construction of the subway.

Other transit issues pertaining to Scarborough which will be under consideration in the near future include:

- service improvements on Go Transit commuter rail lines.
- interim transit improvements in the Sheppard Subway Corridor
- extension of the Scarborough RT north of Highway 401.

GO Transit

GO Transit is Canada's first interregional transportation system. Since its beginnings in 1967, GO (which stands for Government of Ontario) has become one of the finest commuter services in the world. It is a comprehensive rail and bus network serving a 90 kilometre (55 miles) radius from downtown Toronto.

The combined rail and bus service carries nearly 26 million passengers annually. More than 90,000 passengers a day ride GO's trains and buses, mainly to and from work in Toronto.

The rail system has become a six-corridor network. Two of the corridors serve Scarborough directly: the Lakeshore East and Stouffville lines. GO Buses now run along numerous routes in the six corridors. Free parking for 16,200 vehicles is available on the system.

A major expansion is currently under way for the train network, including the extension of full service on the Lakeshore East line from Pickering to Whitby in the east.

The Lakeshore East Commuter Rail Service

GO Transit has operated a commuter rail service on the C.N.R. Line between Union Station and Pickering since 1967. There are six stations east of Union Station; the Danforth Station in Toronto, the Scarborough, Eglinton, Guildwood and Rouge Hill Stations in Scarborough, and the Pickering Station in Durham Region. Service has now been extended to Ajax and Whitby.

At present, two-way service is generally offered every twenty minutes during peak periods and hourly at other times. In 1988, approximately 10,000 passengers use the Lakeshore East service and another 10,000 use the Lakeshore West service daily.

Transit in from Durham

In 1981, 11.1% of residents in Durham Region worked in Scarborough. Most of the out-commuting to Metro is directly from Pickering-Ajax. Travel across the Durham-Metro border has grown dramatically since the 1950's. This is partly reflected in the increasing number of cars crossing into Metro from Durham along the Highways 401 and 2.

The GO Train service was inaugurated in 1967 and later GO assumed the operating responsibility for the Gray Coach bus services. A network of bus service now connects the Pickering GO Train Station, Scarborough City Centre, the Yonge Street subway, Yorkdale, and downtown Toronto.

Facts on GO Transit

	No. of Stations	Length (km)	1984/85 Fiscal Year No. of Passengers	Increase or (Decrease)	% Inc. (Dec.)	1986/87 Fiscal Year No. of Passengers
Georgetown	7	47.3	1,355,000	123,000	9.1	1,478,000
Richmond Hill	4	33.8	505,000	95,000	18.8	600,000
Lakeshore West (Oakville)	6	34.4				
Lakeshore West (Hamilton)*	3	28.8	11,048,000	1,126,000	10.2	12,174,000
Lakeshore East (Pickering)	6	33.6				
Milton**	7	50.2	1,269,000	66,000	5.2	1,335,000
Bradford	5	66.8	184,000	47,000	25.5	231,000
Stouffville**	5	46.2	240,000	60,000	25.0	300,000
TOTAL	43	341.1	14,601,000	1,517,000	10.4	16,118,000
Bus Routes	6	1,097.6	10,010,000	450,000	4.5	10,460,000
Contract Service Bus Route***						347,000
TOTAL GO TRANSIT	49	1,438.7	24,611,000	2,314,000	9.4	26,925,000

*Limited service extended to Hamilton in rush hours.
**New commuter rail routes since 1980-/81
***Contract Service to Canada's Wonderland

New Service to Whitby will start in December 1988

SOURCE: Key Facts. The Municipality of Metropolitan Toronto - 1988.

Trucking

Inter-urban and long haul cartage and transport operations require a public commercial vehicle (PCV) licence. These licences fall into a variety of classifications, depending on the nature of the operations.

Truckers operating within an urban area are exempt from this licence providing they do not travel more than three miles beyond the urban boundary or enter another defined urban area. Metro Toronto is an exception to this rule because of the many municipal jurisdictions within the Metropolitan limits. This exemption does not extend beyond the Metro limits.

Size limits in accordance with the Province of Ontario regulations are as follows:

Trucks:
- Maximum Width 8' 6"
- Maximum Height 13' 6"
- Maximum Length 41'

Tractor Trailers:
- Maximum Width 8' 6"
- Maximum Height 13' 6"
- Maximum Length 75'

As part of Metro Toronto, Scarborough has excellent access to an efficient and competitive trucking industry. Scarborough alone has approximately 170 licenced public commmercial vehicle operators.

Nearest Truck Terminal:
- Canadian Freightways Eastern Ltd.
  Toronto Sufferance Truck Terminal
  2055 Kennedy Rd., Scarborough

Bonded Warehouses:
- Toronto Sufferance Truck Terminal
- Emblem Warehousing Ltd.
- Kennedy Square Warehousing Ltd.

Local Forwarding Companies:
- Opi-Oan Freight Forwarding Ltd.
- Eldorado Shipping Co. Ltd.

OFFICE SPACE IN SCARBOROUGH

Over the last ten years significant office development in the City of Scarborough has occurred. Prior to 1975, Scarborough offered approximately one million square feet of office space, of which 85.7% were private buildings for the exclusive use of the company located there. In 1987, Scarborough had over 4.6 million sq. ft. of office space. The main concentrations of office buildings in the City are located at:

a) The City Centre
b) Markham and Milner
c) Markham and Ellesmere
d) Eglinton Avenue East

The City Centre is the heart of development in Scarborough, with a new plan which will create accommodation for over 40,000 new office jobs by the turn of the century. This plan is already becoming a reality with the opening of the Bell Regional Office in 1980, Canada Life Centre I and the Federal Building in 1984 and stage I and II of the Consilium in 1985.

The City Centre is comprised of seven buildings. Out of the total 1.9 million sq. ft., a little less than half (47%) is competitive office space. All of it is brand new and incorporates modern design facilities.

Room for potential growth however, is still substantial. Buildings, now proposed will, upon completion, increase office space availability by 2.1 million sq. ft., in the City Centre.

Elsewhere in the City, office development is also occurring at a steady pace with a total of 2.9 million sq. ft. of proposed office space at the present time.

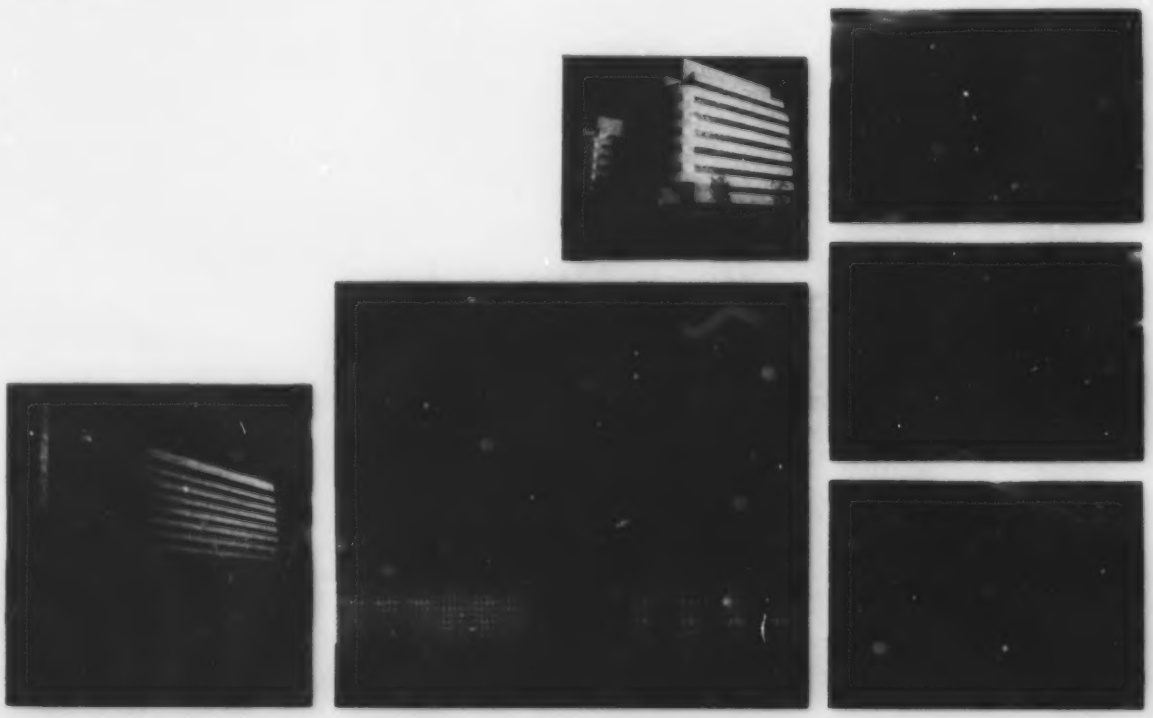
The Markham and Milner office complex features three office buildings, each offering competitive office space. Located just north of Highway 401, this location provides easy access by car to points within Metropolitan Toronto and beyond.

The first major concentration of competitive office space in Scarborough occurred at Markham and Ellesmere. Three buildings at this location offer 243,000 sq. ft. of office space.

Office development along Eglinton Avenue East mainly consists of private offices, totalling 623,300 sq. ft.

Other existing office buildings throughout the City provide yet another alternative for office space. 1,149,830 sq. ft. exists for private offices while 699,060 sq. ft. are competitive.

Scarborough offers a favourable and competitive location for office development. The main advantages are: a wide choice of modern office facilities; accessibility to major highways; adequate parking facilities; excellent public transit, including the Rapid Transit which connects with the Toronto Subway System; lower rental rates for office space compared to other Metro municipalities; and an excellent quality of life in a vibrant community.



Cost Advantage of Scarborough Offices

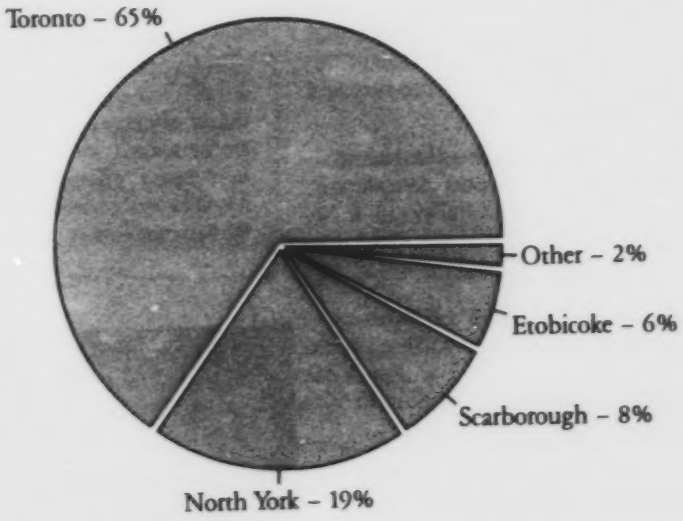
Five Year Gross Cost of Leasing 20,000 sq.ft. *

	Prime Space	Regular Space
SCARBOROUGH	$2.4 Million	$1.8 Million
North York	$2.6 Million	$2.3 Million
City of Toronto	$4.0 Million	$2.5 Million

*Includes rents, taxes and operating costs
Source: Royal LePage, 1987

Office development, in the City of Scarborough, is in high gear. The City Centre is developing rapidly and is emerging as a major focal point for the northeast part of Toronto. Moreover, the potential for office development is not expected to be limited by traffic and parking problems. The availability of vacant land at the City Centre and Markham/Milner is clearly a major benefit in Scarborough's office development.

Total Office Space Distribution Within Metropolitan Toronto, 1986



SOURCE: Key Facts.
The Municipality of Metropolitan Toronto, 1988.

Total Floor Space and Employment by Four Building Sizes
PDI, Municipalities and Metropolitan Toronto, 1986

	900-2,000 SQ.M.	2,001-10,000 SQ.M.	10,001-100,000 SQ.M.	100,001 + SQ.M.	TOTAL
TORONTO					
# of Buildings	242	283	150	5	680
Office Floor Space	313,426	1,267,129	3,863,594	766,496	6,210,645
Office Employment	14,990	52,959	144,955	33,297	246,201
Floor Space/Employee	20.9	23.9	26.7	23.0	25.2
% Floor Space	5.1	20.4	62.2	12.3	100.0
% Floor Space	63.7	47.8	69.1	100.0	65.3
YORK					
# of Buildings	4	8	1	0	13
Office Floor Space	6,485	25,889	41,000	0	73,374
Office Employment	289	1,319	2,100	0	3,708
Floor Space/Employee	22.4	19.6	19.5	0.0	19.8
% Floor Space	8.8	35.3	55.9	0.0	100.0
% Floor Space	1.3	1.0	0.7	0.0	0.8
EAST YORK					
# of Buildings	11	16	2	0	29
Office Floor Space	14,516	69,489	35,116	0	119,121
Office Employment	585	2,476	1,312	0	4,373
Floor Space/Employee	24.8	28.1	26.8	0.0	27.2
% Floor Space	12.2	58.3	29.5	0.0	100.0
% Floor Space	2.9	2.6	0.6	0.0	1.3
ETOBICOKE					
# of Buildings	35	70	12	0	117
Office Floor Space	41,360	294,660	236,028	0	572,048
Office Employment	1,975	12,511	8,293	0	22,779
Floor Space/Employee	20.9	23.6	28.5	0.0	25.1
% Floor Space	7.2	51.5	41.3	0.0	100.0
% Floor Space	8.4	11.1	4.2	0.0	6.0
NORTH YORK					
# of Buildings	56	168	51	0	275
Office Floor Space	79,579	735,250	988,724	0	1,803,553
Office Employment	4,855	31,038	39,231	0	75,124
Floor Space/Employee	16.4	23.7	25.2	0.0	24.0
% Floor Space	4.4	40.8	54.8	0.0	100.0
% Floor Space	16.2	27.7	17.7	0.0	19.0
SCARBOROUGH					
# of Buildings	27	60	19	0	106
Office Floor Space	36,863	259,321	430,513	0	726,697
Office Employment	2,274	10,326	12,078	0	24,678
Floor Space/Employee	16.2	25.1	35.6	0.0	29.4
% Floor Space	5.1	35.7	59.2	0.0	100.0
% Floor Space	7.5	9.8	7.7	0.0	7.6
METROPOLITAN TORONTO					
# of Buildings	375	605	235	5	1,220
Office Floor Space	492,229	2,651,738	5,594,975	766,496	9,505,438
Office Employment	24,968	110,629	207,969	33,297	376,863
Floor Space/Employee	19.7	24.0	26.9	23.0	25.2
% Floor Space	5.2	27.9	58.8	8.1	100.0
% Floor Space	100.0	100.0	100.0	100.0	100.0

SOURCE: Key Facts. The Municipality of Metropolitan Toronto - 1988.

INDUSTRIAL LAND IN SCARBOROUGH

Scarborough has 3,937 hectares (9,624 acres) of land designated for industrial use. The majority of this land, 2,903 hectares, is contained in 18 industrial districts located throughout the city.

Industrial Parks

Birchmount
- 27.213 ha
- zoning: MC
- fully serviced land
- on site: machinery manufacturing

Centennial
- 74.063 ha
- zoning: M, MS
- fully and partially serviced land
- on site: manufacturing
- redevelopment potential

Coronation Drive
- 80.210 ha
- zoning: M
- fully serviced
- on site: chemical and petroleum based production

Dorset Park
- 100.555 ha
- zoning: M
- fully serviced
- on site: food producers, printing and publishing, furniture, machinery

Ellesmere
- 91.555 ha
- zoning: M, MDC, MS, MG
- fully serviced land
- on site: manufacturing, trade industries, trucking

Golden Mile
- 261.086 ha
- zoning: mainly M, MG, some MDC, MS
- fully and partially serviced land
- on site: heavy manufacturing, transportation equipment, fabricated metal products

Knob Hill
- 89.005 ha
- zoning: M, MC, MG, MS
- fully serviced land
- on site: small mfg. operations, trade

Malvern
- 70.279 ha
- zoning: M, MC
- fully serviced land
- on site: electrical, furniture products, printing, communications, wholesale trade

Marshalling Yard
- 379.755 ha
- zoning: MS, MDC, MC, AG
- fully serviced land
- on site: manufacturing, wholesale trade

Milliken
- 178.925 ha
- zoning, M, MC
- 72% fully serviced
- on site: building industry trade, light manufacturing such as paper, printing and food products

Neilson
- 67.696 ha
- zoning: M
- 98% fully serviced
- on site: light mfg., warehousing, misc. repair shop

Oakridge
- 73.923 ha
- zoning: M, MG, MS, MDC
- fully serviced land
- on site: glass production, metal fabricating, other heavy mfg.

Progress-East
- 127.020 ha
- zoning: M, MG, MDC
- 99% fully serviced land
- on site: metal and machinery mfg., wholesale trade

Progress-West
- 129.573 ha
- zoning: M, MG, MDC, MS
- fully serviced land
- on site: light industries including paper, printing and publishing; food and furniture producers, some heavy mfg.

Rouge
- 221.638 ha
- zoning: M, restrictive
- 86% fully serviced land
- on site: metal fabricators, misc. manufacturing, building material production, repair shop

South Agincourt
- 54.018 ha
- zoning: M, MG, MS, MC
- fully serviced land
- on site: printing and publishing, petroleum, freight transporting, government service, hotel

Steeles
- 59.052 ha
- zoning: M, MC
- fully serviced land
- on site: printing, high tech machinery, bank computer centre, small operations dealing with wholesale trade

Tapscott
- 708.476 ha
- zoning: AG, available for various uses
- 17% fully serviced
- on site: precision machinery, electronic machinery, furniture, printing products, wholesale trade

Wexford
- 122.411 ha
- zoning: M, MG, MS, MDC
- fully serviced land
- on site: heavy mfg., metal fabricating firms, machinery producing firms, light mfg. including food production

Industrial Zoning Classes and Definitions

Symbol	Class	Definition
M	Industrial	assembling, manufacturing, processing, warehousing, scientific and technical research and development related to manufacturing, processing and warehousing uses.
MG	General Industrial	as in M, but may include outside or open storage uses.
MS	Special Industrial	a specified set of industries, which may be asthetically unpleasant, whose activities may be permitted as outlined in the by-law (e.g. alcohol processing, brick and cement manufacturing, foundries, metal works, truck terminals etc.
MC	Industrial Commercial	includes only manufacturing servicing and warehousing operations with an auxiliary sales outlet (not to exceed 40% of gross floor area) incidental to the principal manufacturing, servicing or warehousing operations.
MDC	Industrial District Commercial	allows uses which provide a service primarily to industrial uses, (e.g. service station, bank, restaurant, professional offices, etc.)
AG	Agricultural Uses	

Vacant Land

There are close to 785 ha (1,940 total acres) of undeveloped land available in Scarborough's 18 industrial districts. Locations are also available in existing facilities on single industry sites and in industrial plazas. Scarborough is the only city in Metropolitan Toronto which has such a wide range of industrial sites.

The majority of vacant land lies to the north of Highway 401, and is accounted for by the districts of Tapscott, Rouge, Milliken, and Marshalling Yard.

Scarborough has 63.0% of the vacant industrial land within Metropolitan Toronto. With 785 hectares of vacant industrial land, Scarborough has the largest total and percentage of vacant industrial land in Metropolitan Toronto.

Comparative Analysis of Industrial Land - Component Municipalities of Metropolitan Toronto

Municipal Vacant Industrial Land (in Hectares)

Municipality	Total Area Designated Industrial	Total Vacant Industrial Land	Vacant Indust. Land as a % of Total Indust. Land
Etobicoke	3,872	301	7.8
North York	2,033	135	6.6
SCARBOROUGH	**3,937**	**785**	**19.9**

Servicing of Vacant Land

Municipalities define serviced land in various ways. In Scarborough, fully serviced land is defined as having roads, sanitary sewers and water service. If the trunk sewer reaches the lot line, the lot is considered to be serviced.

Approximately 50% of Scarborough's vacant industrial land is serviced and, with minor exceptions, vacant land located in established industrial districts is fully serviced.

The largest unserviced parcel of vacant land is located in the Tapscott Industrial District. Milliken and Rouge Industrial Districts also require some servicing.

Generally, servicing will occur as market demand warrants. The City's 5-Year Capital Budget makes provision to enable servicing to take place in all the unserviced areas, with implementation being dependent on the demand and wishes of landowners in these areas.

Industrial Floor Space Inventory Annually 1977 Plus

(in thousands of square metres)

	1977	%	1978	%	1979	%	1980	%	1981	%	1982	%	1983	%	1984	%	1985	%
TORONTO	5,202.4	16.3	5,234.9	16.0	5,309.3	15.9	5,385.9	15.6	5,450.9	15.2	5,540.5	15.0	5,559.6	14.8	5,562.9	14.0	5,620.9	13.3
YORK	603.9	1.9	659.6	2.0	663.0	2.0	725.7	2.1	734.1	2.1	741.1	2.0	745.7	2.0	1,291.1	3.3	1,293.9	3.1
EAST YORK	789.7	2.5	798.9	2.4	803.6	2.4	831.5	2.4	852.4	2.4	889.5	2.4	897.9	2.4	910.3	2.3	915.2	2.2
ETOBICOKE	5,759.8	18.1	5,866.6	17.9	5,959.6	17.8	6,040.1	17.4	6,095.9	17.0	6,170.2	16.8	6,272.4	16.7	6,693.2	16.8	6,839.5	16.3
NORTH YORK	6,224.3	19.5	6,382.2	19.5	6,475.1	19.4	6,579.7	19.0	6,811.9	19.0	7,014.9	19.0	7,059.5	18.8	7,277.8	18.3	7,373.0	17.5
SCARBOROUGH	4,180.5	13.1	4,292.0	13.1	4,424.8	13.2	4,505.4	13.0	4,733.0	13.2	4,872.4	13.2	5,025.6	13.4	5,166.9	13.0	5,360.1	12.7
METROPOLITAN TORONTO	22,760.6	71.4	23,234.2	70.9	23,635.4	70.7	24,068.3	69.5	24,678.2	68.9	25,228.6	68.4	25,560.7	68.1	26,902.2	67.7	27,402.6	65.1

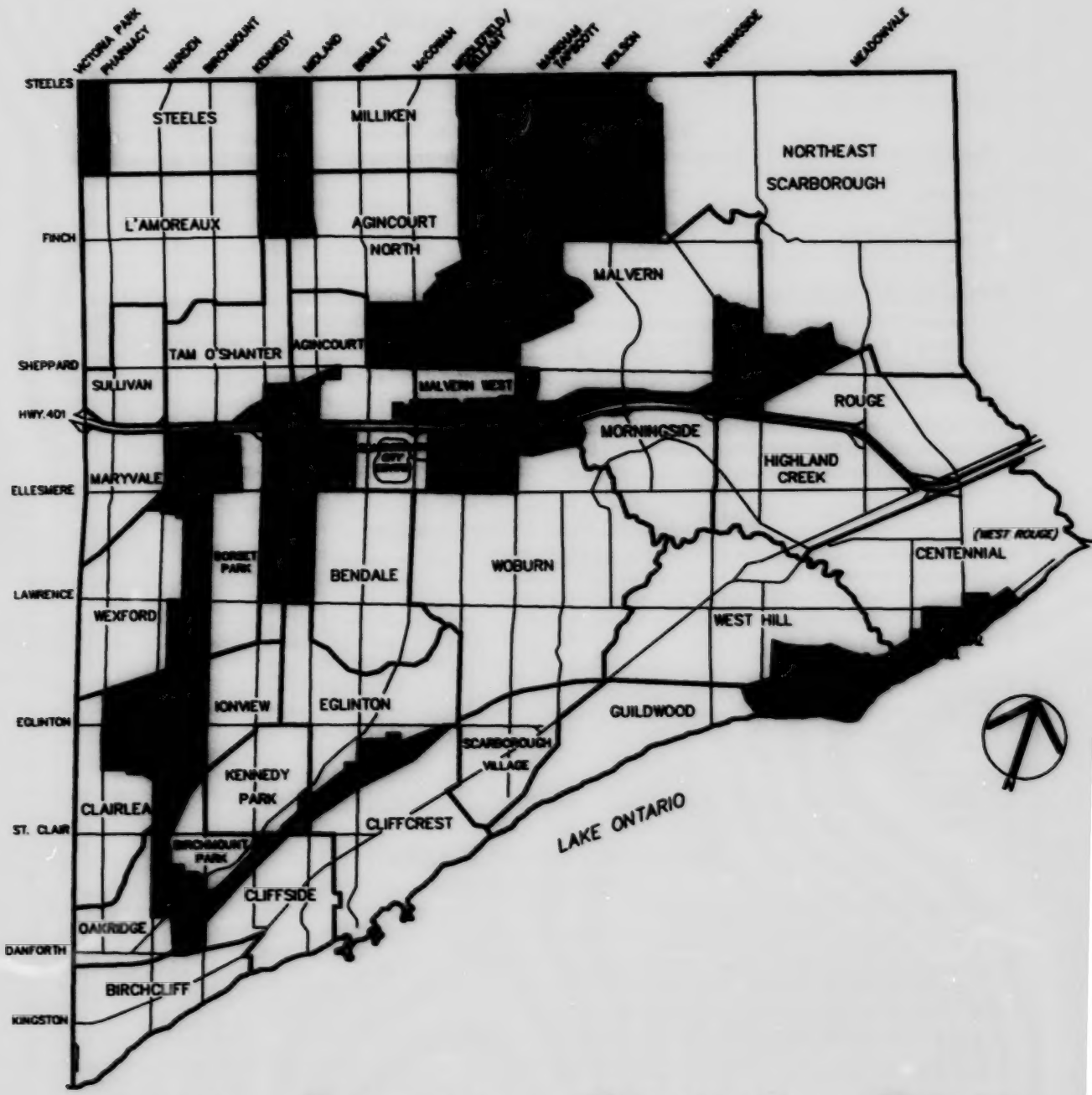
Increase in Industrial Floor Space Annually 1977 Plus

(in square metres)

	1977	%	1978	%	1979	%	1980	%	1981	%	1982	%	1983	%	1984	%	1985	%
TORONTO	65,030	1.3	32,500	0.6	74,400	1.4	76,600	1.4	65,000	1.2	89,600	1.6	19,100	0.3	3,300	0.1	58,000	1.0
YORK	6,039	1.0	55,700	9.2	3,400	0.5	62,700	9.5	8,400	1.2	7,000	0.9	4,600	0.6	545,400	73.1	2,800	0.2
EAST YORK	10,219	1.3	9,200	1.2	4,700	0.6	27,900	3.5	20,900	2.5	37,100	4.4	8,400	0.9	12,400	1.4	4,900	0.5
ETOBICOKE	174,188	3.1	106,800	1.9	93,000	1.6	80,500	1.4	55,800	0.9	74,300	1.2	102,200	1.7	420,800	6.7	146,300	2.2
NORTH YORK	106,835	1.7	157,900	2.5	92,900	1.5	104,600	1.6	232,200	3.5	203,000	3.0	44,600	0.6	218,300	3.1	93,200	1.3
SCARBOROUGH	269,410	6.9	111,500	2.7	132,800	3.1	80,600	1.8	227,600	5.1	139,400	2.9	153,200	3.1	141,300	2.8	193,200	3.7
METROPOLITAN TORONTO	631,721	2.9	473,600	2.1	401,200	1.7	432,900	1.8	609,900	2.5	550,400	2.2	332,100	1.3	1,341,500	5.3	500,400	1.9

SOURCE: Key Facts. The Municipality of Metropolitan Toronto - 1988.

CITY OF SCARBOROUGH
INDUSTRIAL DISTRICT MAP



INDUSTRIAL DISTRICTS

- A Birchmount Park
- B Centennial
- C Coronation Drive
- D Dorset Park
- E Golden Mile
- F Knob Hill
- G Malvern
- H Marshalling Yard
- I Milliken
- J Neilson
- K Progress West
- L Progress East
- M Rouge
- N S. Agincourt
- O Steeles
- P Tapscott
- Q Wexford
- R Ellesmere
- S Oakridge

Estimated Values For Fully Serviced Industrial Land (Price Range/Acre)			
(in thousands of dollars)			
	1986	1987	1988
North York	225-500	300-600	350-600
Etobicoke	150-200	225-325	275-380
SCARBOROUGH	135-325	225-400	250-500
Mississauga	110-450	150-550	170-550
Pickering	65-175	90-200	175-400
Markham	250-350	375-500	450-600

Source: Royal LePage. 1988 Industrial Property Mart, Toronto and Suburbs

HOUSING & CONSTRUCTION

Housing Stock

Scarborough provides a wide choice of dwellings: single family and semi-detached houses, and apartments. Although the single detached house is still the predominant type (56%), apartments account for a large share in the total housing picture (36%).

Estimated Housing Stock - Scarborough - 1987

Type	#	%
Singles	94,315	56%
Multiples	12,954	8%
Apartments	59,944	36%
Total	167,213	100%

Source: Scarborough Planning Department.

Housing Starts

Scarborough continued to enjoy substantial housing construction in 1987. Housing starts in Scarborough (2828) were the third highest within Metro. Single detached houses and apartments accounted for the major part of the construction activity.

Residential Construction Starts 1981 - 1987

	1981	1982	1983	1984	1985	1986	1987
Toronto	2266	1955	2618	1504	3201	3591	3567
York	234	724	35	200	356	234	376
East York	19	149	19	273	127	113	345
Etobicoke	1749	793	1070	423	1193	231	1203
North York	2053	2162	1262	863	1312	622	3043
Scarborough	**2714**	**2672**	**4539**	**2636**	**3273**	**2510**	**2828**
(% Metro)	**30.0**	**31.6**	**47.6**	**44.7**	**34.6**	**34.4**	**24.9**
Metro	9035	8457	9543	5899	9462	7301	11364

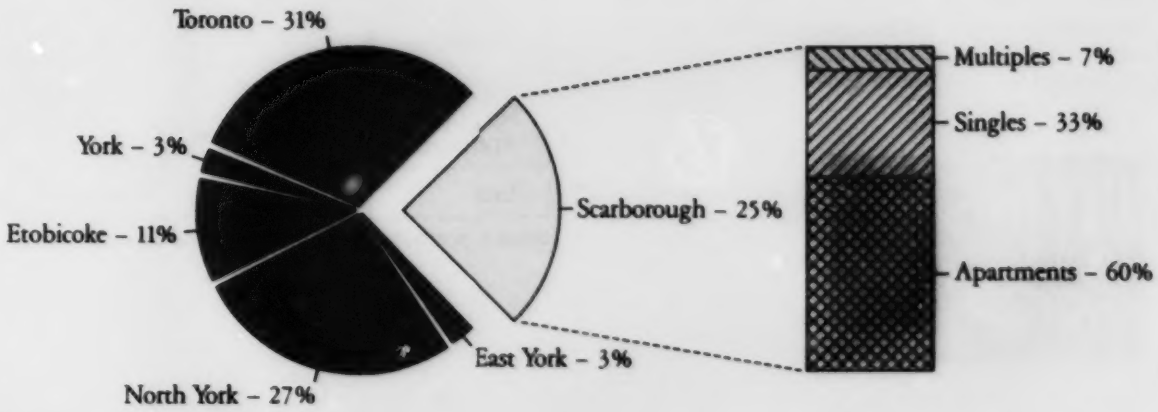
Source: CMHC. Local Market Housing Report.

Housing Starts by Type for 1984-1987

	Single				Multiple				Apartment			
	'84	'85	'86	'87	'84	'85	'86	'87	'84	'85	'86	'87
Scarborough	2050	2568	1660	934	275	90	57	202	311	615	793	1692
(% of tot. starts)	77.8	78.5	66.1	33.0	10.4	2.7	2.3	7.1	11.8	18.8	31.6	59.8

Source: CMHC. Local Market Housing Report.

Housing Starts for Metropolitan Toronto, 1987



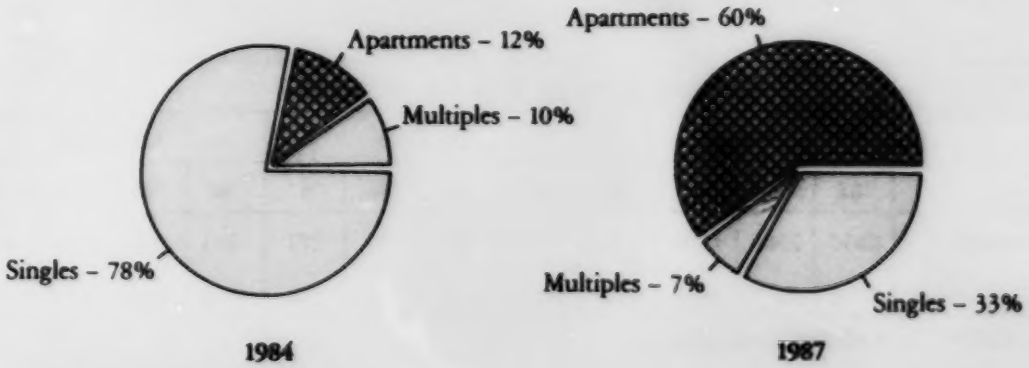
Source: CMHC, Local Market Housing Report

Over the past few years in Scarborough, there has been a shift in building from single family units to apartment units. Starts in apartment units in 1987 accounted for 60% of all housing starts while in 1984 they constituted only 12%. Conversely, starts in singles have declined from 78% of all starts in 1984 to 33% in 1987. Apartment units have clearly replaced singles as the dominant type of housing start in Scarborough.

This shift away from singles and towards apartments is a reflection of the maturing nature of Scarborough's communities. This trend will likely continue in the future as land for apartment buildings is still abundant with approximately 105 hectares of undeveloped land designated for apartment buildings. Potentially, at least 15,750 new apartment units can still be built.

As of June 1988, 2775 apartment units (private rental and condominium) were under construction while an additional 2195 apartment units had been granted approval and can be started.

Scarborough Housing Starts



Source: CMHC, Local Market Housing Report

Apartment Vacancy Rates

The vacancy rate for apartments in Scarborough declined from 0.7% in 1985 to 0.1% in October 1988. This decrease is attributed to an increase in employment, a net inflow of population, and very small additions to the rental housing stock.

Apartment Vacancy Rates by Year

	1983	1984	1985	1986	1987
	%	%	%	%	%
Scarborough	0.7	0.3	0.2	0.1	0.02
Metro	0.8	0.4	0.2	0.1	0.14

Source: CMHC. Local Market Housing Report.

Apartment Rental Rates - October 1987

	Bachelor	1- Bedroom	2- Bedroom	3- Bedroom
Scarborough	385	472	550	659
Metro	383	469	564	702

Source: CMHC. Local Market Housing Report.

On average, rents in Scarborough are similar to those of Metropolitan Toronto.

Housing Prices

Housing prices in Scarborough are more affordable than similar houses in other areas of Metropolitan Toronto.

On the average, a single detached, three bedroom single storey home with 1 1/2 bathrooms and a one-car garage having 1200 square feet on a fully serviced 5500 square foot lot costs:

Detached Bungalow	October '87	October '88
Beach District	240 000	245 000
Etobicoke	199 000	258 000
North Toronto	205 000	305 000
Scarborough		
Central	180 000	227 000
Agincourt	175 000	225 000
West Hill	178 000	225 000
East York/Danforth	200 000	260 000
Markham	185 000	240 000
North York -		
(Willowdale)	225 000	310 000

On the average, a two-storey, three bedroom home with 1 1/2 bathrooms and a detached garage having 1,500 square feet on a fully serviced, city-sized 3,500 square foot lot costs:

Standard Two-Storey	October '87	October '88
Beach District	250 000	355 000
Etobicoke	257 000	338 000
North Toronto	265 000	360 000
Scarborough		
Central	175 000	273 000
West Hill	190 000	225 000
East York/ Danforth	165 000	200 000
Markham	190 000	230 000
North York -		
(Willowdale)	250 000	360 000

A two-bedroom apartment in a high-rise building with an inside floor area of 900 square feet costs on average:

Standard Condominium Apartment	October '87	October '88
Central Toronto	200 000	310 000
Etobicoke	130 000	172 000
North Toronto	120 000	155 000
Scarborough		
Agincourt	120 000	165 000
West Hill	125 000	160 000
East York/Danforth	110 000	140 000
Markham	140 000	150 000
North York - (Willowdale)	136 000	200 000

Source: Royal LePage (Survey of Canadian House Prices) 1988.

Total Occupied Private Dwellings, Scarborough

	1981		1986	
	#	%	#	%
Owned	88,755	61.3	99,725	62.3
Rented	56,090	38.7	60,445	37.7
Total	144,840	100.0	160,170	100.0

In 1986 in Scarborough, 62.3% of the residents owned their own homes while 37.7% rented their dwellings. This breakdown of home owners and renters changed little during the 1981 to 1986 period.

Assisted Housing

In 1987, there were 9,400 assisted housing units for families in Scarborough, mostly owned by Ontario Housing Corporation. An additional 2,456 co-op housing units are also available, of which a proportion is assisted rental. Rent geared to income for senior citizens accounted for another 4,230 units, mainly operated by Metro Toronto Housing Company.

Construction Activity

During the last seven years, construction activity in the City, continued to show strength. Values for 1987 stood at $632.0 million and the 1988 total was $714.0 million.

Several factors combine to produce the good showing. Residential construction, which has traditionally been dominated by the single detached type of housing, is showing a definite break with past trends with more condominiums and apartments being built. This development serves to maintain a high level of residential construction.

Moreover, due to the significant number of still available sites for high-rise development, relatively strong performance of this sector can be projected for the future.

Industrial construction picked up steam in the last three years. The good choice of vacant serviced industrial sites in the City has resulted in high levels of industrial construction mainly in the northern part of the City. Should the economy remain strong, and additional serviced industrial land be made available, strong industrial construction will continue.

Commercial construction, which includes office and retail building shows continuing strength as well.

City of Scarborough
Value of Building Permits
1981 - 1987
Millions of Dollars

	1982	1983	1984	1985	1986	1987	1988
Residential	151.5	270.9	193.9	315.4	275.7	367.1	430.9
Commercial	47.3	89.3	38.8	90.3	84.5	93.6	99.0
Industrial	28.9	28.9	37.3	52.7	98.9	136.9	111.9
Institutional	11.7	96.8	24.8	23.4	21.9	32.1	70.4
Miscellaneous	1.2	1.4	1.2	1.7	1.9	2.4	1.8
TOTAL	240.5	487.4	296.0	483.5	483.0	632.0	714.0

Value of Total Construction by Category
in Scarborough and Metro Toronto (excluding Scarborough)
Millions of Dollars

	Scarborough			Metro Toronto (Excl. Scarborough)		
	1981	1987	% Growth	1981	1987	% Growth
Residential	155.3	367.1	136.4	566.4	897.4	58.4
Industrial	48.3	136.9	183.4	102.8	123.8	20.4
Commercial	43.3	43.6	116.2	365.9	789.3	115.7
Institutional & Gov't.	16.4	32.1	95.7	64.9	129.5	99.5
TOTAL	264.6	632.0	138.4	1,100.1	1,939.9	76.3

SOURCE: *City of Scarborough - Department of Buildings
**Statistics Canada. Building Permits.

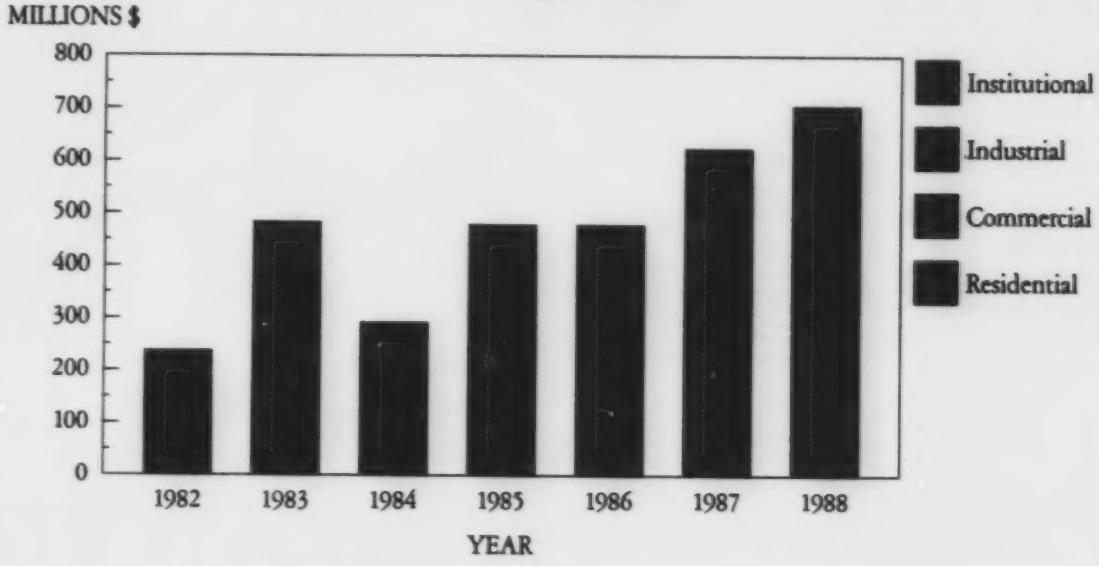
NOTE: Figures will not add up due to miscellaneous items.

The tremendous potential of the City is evident by comparison to construction performance to the rest of Metropolitan Toronto. Most noticeable is the Industrial Category 183.4% versus 20.4%.

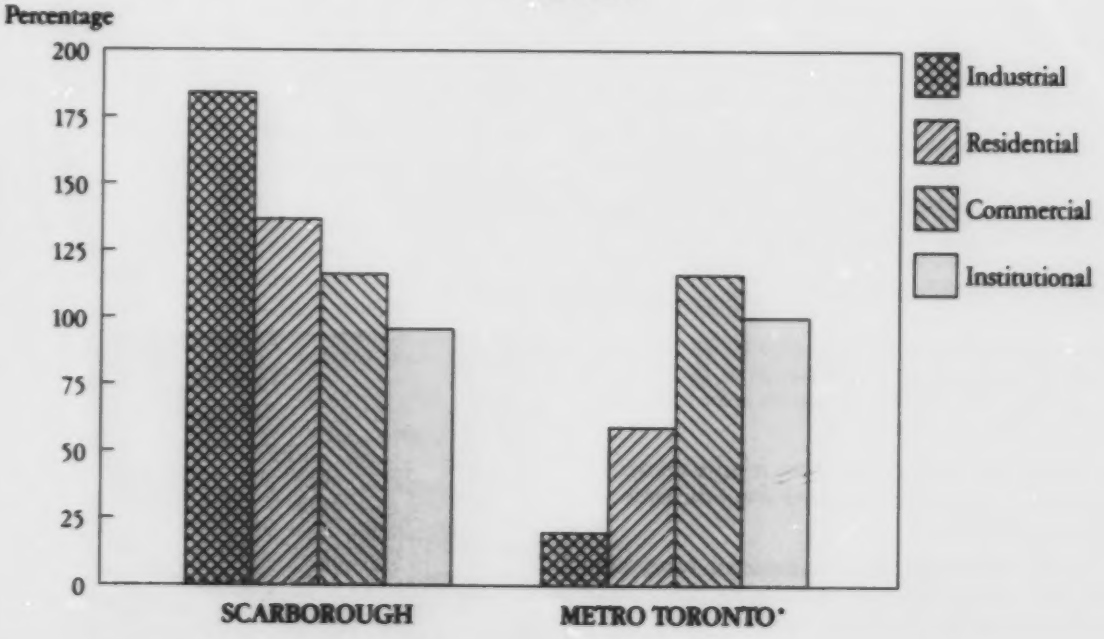
The Residential Category also shows relative strength. Commercial construction increased about the same as for the rest of Metro.

The combined strength of all construction categories bodes well for the future of capital expenditure and growth of tax and employment base in the City.

SCARBOROUGH BUILDING PERMITS
1982 - 1988



Construction Growth By Category
Scarborough and Metropolitan Toronto*
1981-1987



*(excluding Scarborough)
Source: Department of Buildings, Scarborough
Statistics Canada, Building Permits

BUYING POWER, INCOMES AND RETAIL

Buying Power

Personal Disposable Income* is a direct measure of a household's buying power. Figures for 1987 indicate that the total buying power in Scarborough is close to 7.2 billion dollars. Per Capita personal disposable income is estimated at $14,520.

	Canada	Ontario	Scarborough
Personal Disposable Income, 1987 (in millions)	332,991	128,040	7,164
% of Canadian Total	100	38.5	2.2
Per Capita, $	13,000	13,800	4,520

Source: The Financial Post Canadian Markets, 1987.

*Personal Disposable Income is defined as the total income of residents in Scarborough after payment of direct taxes.

Income

Scarborough is a solid middle income city. In 1986, the average per capita personal income, in Scarborough, was 5.2% above the Ontario average and 11.7% above the national average. It is this healthy income base and the rapidly increasing population which supports the buying power of Scarborough.

Family Income

The average family income in the City stood at $42,611 in 1986. This is an increase of 44% as compared to 1981 ($29,615). This increase surpasses the inflation rate for the period and suggests significant real gains in family income. As of 1986, close to half the families in the city had incomes exceeding $40,000.

The solid family income growth, plus the steady increase in the population, provides for good increase in the total buying power of the population. In turn, the available buying power supports an expanding retail sector and higher service levels.

Family Income Distribution - 1986

Income Level	# of Families	% Distribution
$ 0 -$19,999	23,665	17.8
$20,000-$29,999	19,085	14.3
$30,000-$39,999	24,115	18.2
$40,000-$49,999	22,775	17.2
$50,000 +	43,115	32.5
Median Family Income: $39,806.		

Source: Statistics Canada, 1986 Census

Retail

The City of Scarborough has eleven major shopping centres as well. Six shopping malls are currently proposed or are under construction. Specialized strip retail areas, such as Kennedy Rd., which provides a large concentration of home furnishing stores, can be found in the older parts of the City.

Scarborough's Major Shopping Centres

	# of Stores
Agincourt Mall (Sheppard & Kennedy)	63
Bridlewood Mall (Warden & Finch)	63
Cedarbrae Plaza (Lawrence & Markham Rd)	61
Eglinton Square (Eglinton & Victoria Park)	88
Malvern Town Centre (Tapscott & Neilson)	82
Morningside Mall (Morningside & Kingston Rd)	75
Parkway Plaza (Ellesmere & Pharmacy)	75
Scarborough Town Centre (Progress & McCowan)	230
Warden Woods Mall (Warden & St. Clair)	90
Woodside Square (Finch & McCowan)	60
2424 Kingston (Kingston & Midland)	51
Super Centre (Eglinton & Pharmacy)	40

Scarborough Town Centre, located in the heart of the City, is the largest shopping facility in Scarborough with over 200 stores and restaurants including three major department stores (Simpson's, Eaton's, and The Bay) and 12 theatres. It is the major retail outlet in Scarborough and compares favourably with large malls elsewhere in Metro Toronto.

Retail Sales - Scarborough, 1987	
Retail Sales (in Millions)	$3,062
% of Canadian Total	2.2
Per Capita (POP. 484,676)	$6,205

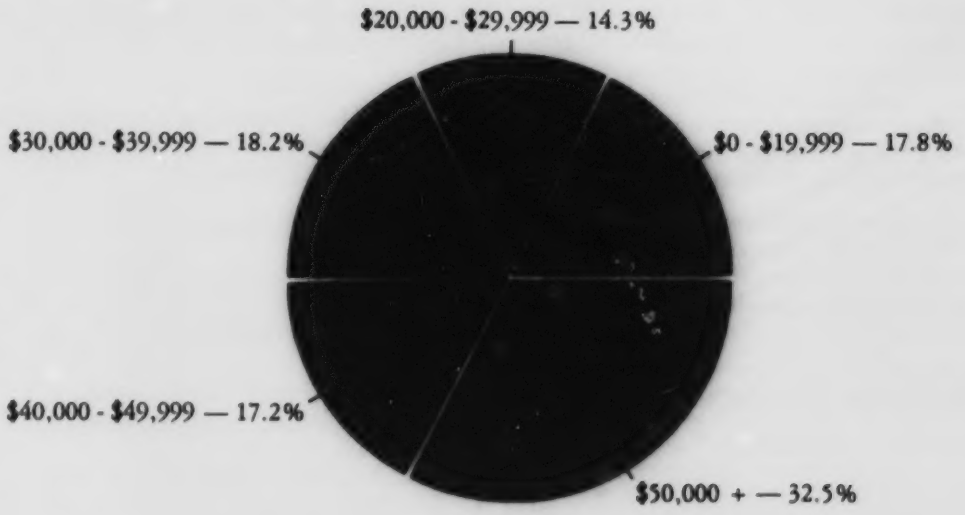
Source: Financial Post Canadian Markets, 1987.

Markets

The City of Scarborough is located in the single largest economic community in Canada which makes one of the most attractive locations for large and small businesses alike. The Toronto Census Metropolitan Area has a population of 3.5 million, and Scarborough is within one day's trucking of 120 million North Americans.

Many of Scarborough's industrial areas are in close proximity to the 401 and as such, many warehouse facilities are located in Scarborough. Consequently, Scarborough serves as a major distribution centre for goods and services. The high concentration of consumers in this area ensures that transportation costs are kept to a minimum, established distribution channels exist, and that marketing efforts can be concentrated. All of these aspects make Scarborough a lucrative location for business.

SCARBOROUGH FAMILY INCOME DISTRIBUTION 1986



HUMAN RESOURCES

Economic Development Department

POPULATION

The City of Scarborough is the third largest municipality in Metropolitan Toronto and the seventh largest city in Canada. In 1988, Scarborough's population was over 500,000.

Scarborough's share in Metropolitan Toronto population increased steadily from 18.2% in 1976 to 22.1% in 1986. The following table provides census data on population within Metro Toronto.

Population: Metro Toronto and Component Municipalities

Municipality	1976	1981	1986
East York	106,950	101,974	101,085
Etobicoke	297,109	298,713	302,973
North York	558,398	559,521	556,297
SCARBOROUGH	387,149	443,353	484,676
Toronto	633,318	599,217	612,289
York	141,367	134,617	135,401
Metro Toronto	2,124,291	2,137,395	2,192,721

Source: Statistics Canada, Census 1976, 1981, 1986

Population Growth

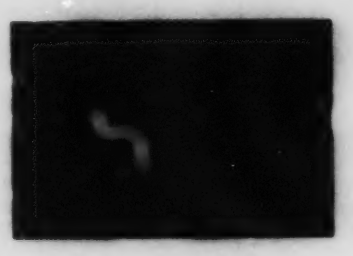
The City of Scarborough for fifteen years has been the major growth municipality in Metropolitan Toronto. Between 1981 and 1986, the City's population increased by 41,323 persons, from 443,353 to 484,676: a five year increase of 9.3% or 1.9% annually. This population growth can be almost equally attributed to natural increase and net in-migration. Furthermore, between 1986 and 1988 Scarborough's population increased an additional 3.1%

The differential population growth rates among the municipalities of Metro Toronto reflect the varying degrees of availability of land for residential development and the highly competitive housing market within Metro.

Growth Rates - Metro Toronto and Component Municipalities

Municipality	1981-1986 Growth Rate
East York	-0.9
Etobicoke	1.4
North York	-0.6
Scarborough	9.3
Toronto	2.2
York	0.6
Metro Toronto	2.6

Source: Statistics Canada, 1981, 1986 Census

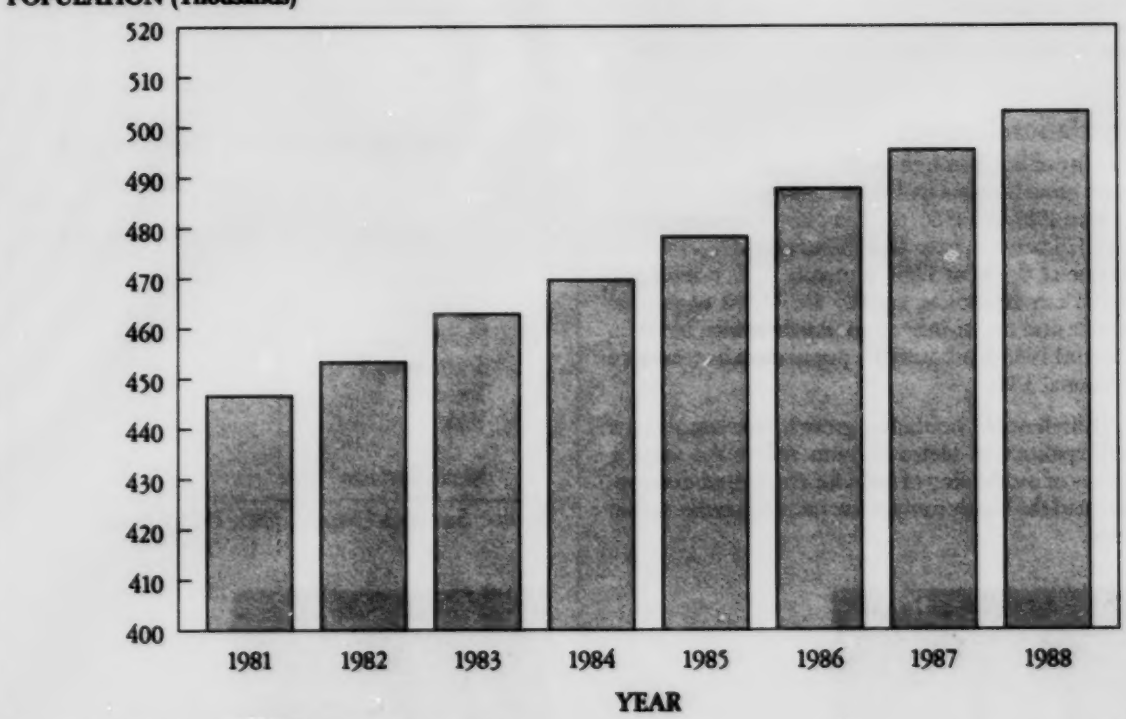


Population projections indicate that by 1991, Scarborough will have a population of over 522,000. These projections are based on historical trends of natural increase, housing completions, and a ratio of net migration to housing completions. The methodology employed reasonably assumes Scarborough's population will continue to grow as long as there is available housing.

Scarborough Population Estimates	
1986	484,676 (Census)
1986	488,419 (end of year)
1987	495,925 "
1988	503,431 "
1989	510,937 "
1990	518,443 "
1991	522,197 (mid year)

Source: Economic Development Department, City of Scarborough.

Scarborough Population (End of Year)



Source: Scarborough Economic Development Dept.

Age Structure

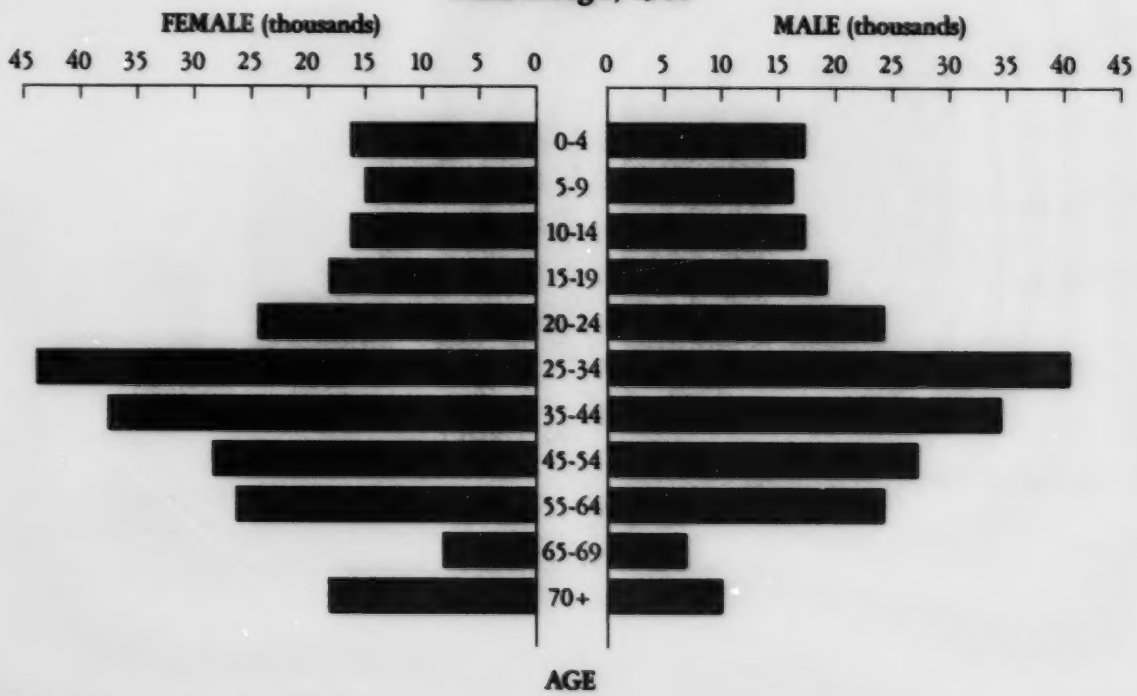
The age composition in Scarborough exhibits the general provincial and national trend of an aging society. However, this trend is not as pronounced in Scarborough as it is in Metro Toronto.

The prime age group (25 -44) increased by 15.9% in Scarborough and in 1986 constituted 31.8% of the total population.

Population Change By Select Age Groups
Scarborough, 1981 to 1986

AGE	1981	1986	% Change	% of Total (1986)
0-14	96,320	97,755	1.5	20.2
15-24	86,440	85,080	-1.6	17.6
25-44	133,145	154,300	15.9	31.8
45-64	93,590	104,825	12.0	21.6
65 +	33,860	42,725	26.2	8.8
Pop 15 +	347,035	386,930	11.5	79.8
TOTAL	443,355	484,685	9.3	100.0

Population by Age and Sex Cohorts
Scarborough, 1986



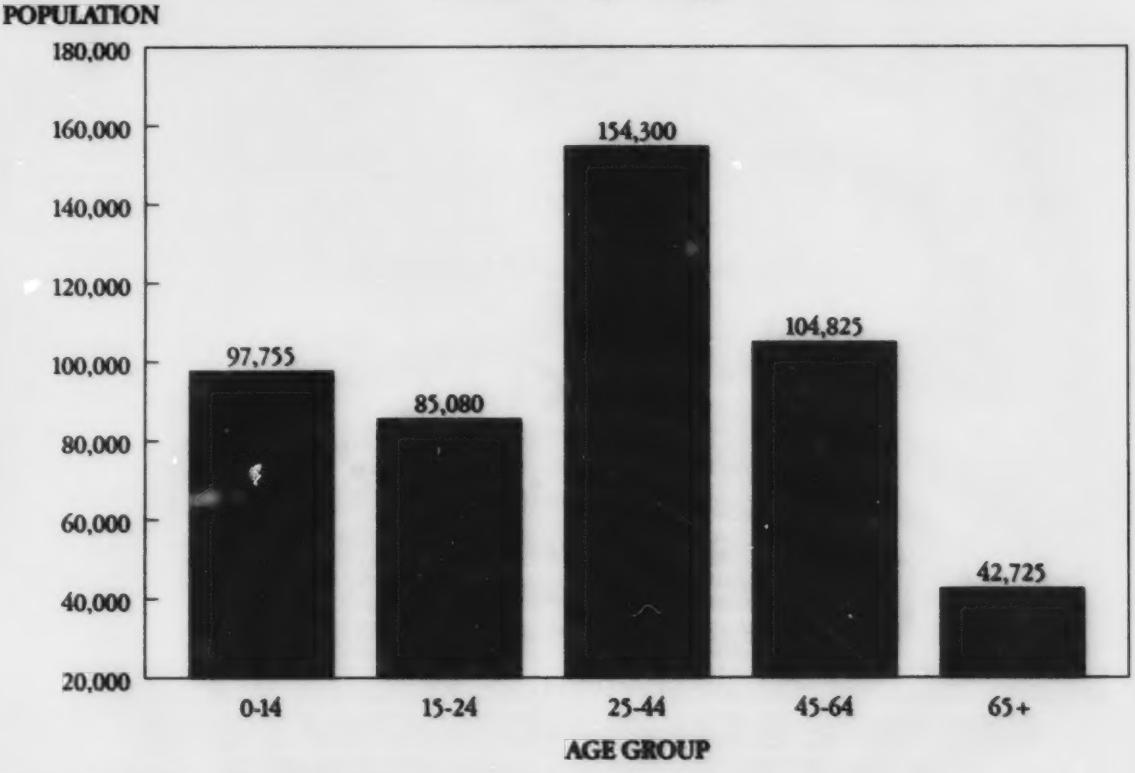
Source: Statistics Canada, 1986 Census

The working age population (15+) increased at a faster rate than the population as a whole, 11.5% compared to 9.3%.

Scarborough is a family-oriented community. The total number of families in private households, in 1986, was 132,785 and the average number of persons per family was 3.2.

Families in Private Households		
	1981	1986
Number of Families	120,360	132,785
Average Number of Persons/Family	3.2	3.2
Average Number of Children/Family	1.4	1.3

Scarborough Population by Selected Age Groups



Source: Statistics Canada, 1986 Census

Scarborough

Mother Tongue 1986	
Single Responses:	
English	357,020
French	5,730
Italian	13,725
Portuguese	2,575
Spanish	2,260
Greek	7,910
Dutch	1,450
Ukrainian	1,730
Polish	2,350
Croatian/Serbian Slovenian etc.	2,210
Macedonian	4,545
Hungarian	1,625
Greek	10,535
Armenian	1,660
Arabic	1,720
South Asian Tot.	8,225
(Hindi	1,205)
(Punjabi	1,390)
(Urdu	1,405)
(Tamil	500)
(Other S. Asian	3,725)
Chinese	21,565
Vietnamese	460
Tagalog or Philippino	4,295
Korean	1,970
Japanese	365
Other languages	7,595
Multiple responses*	23,155
Total	484,675

*95% of multiple responses include English

Ethnic Origin 1986	
Single Origin:	
British	198,685
French	9,720
Italian	21,580
German	11,310
Dutch	3,205
Ukrainian	3,265
Polish	3,190
Greek	15,550 (est.)
South Asian	23,545
Chinese	30,120
Philippino	7,200 (est.)
Black	20,955
Jewish	990
Scand.	960
Other Single O.	46,540
Multiple Origins*	83,465
Total	480,280

THE LABOUR FORCE

An Overview

Scarborough's labour force is one of the largest in Ontario. According to 1986 census data, over 275,000 individuals belonged to the labour force in Scarborough alone. With a participation rate* of 72.4% and an unemployment rate of 5.6%, Scarborough had an employed labour force of 261,290 and 15,565 unemployed in 1986.

Estimates for 1988 put the total labour force at 290,000. Out of the total, about 15,000 were unemployed and 275,000 employed.

Participation and Unemployment Rates – Scarborough, Metro, Ontario, 1986

	Participation Rates			Unemployment Rates		
	Total	Male	Female	Total	Male	Female
SCARBOROUGH	72.4	81.5	63.9	5.6	5.0	6.3
Metro Toronto	70.6	79.3	62.7	6.0	5.6	6.4
Ontario	69.0	79.3	59.3	6.8	5.9	8.0

Source: Statistics Canada, 1986 Census

Scarborough's Labour Force, 1986

	Male	Female	Total
Population over 15	183,530	199,060	382,585
No. in the Labour Force	149,645	127,205	276,855
Employed	142,140	119,150	261,290
Unemployed	7,505	8,055	15,565

Source: Statistics Canada, 1986 Census

Scarborough has an extremely active labour force, with participation rates above both Metro Toronto and Ontario participation rates. Of particular interest is the high propensity of women, in Scarborough, to seek employment. In 1986, 63.9% of the female population 15 years and over participated in the labour force.

*The labour force participation rate represents the labour force as a percentage of the population 15 years of age and over. Similarly, the participation rate for a particular group is the labour in that group expressed as a percentage of the population for that group.

Education of the Labour Force

Scarborough has a well educated and highly skilled labour force with 68% having at least a secondary school education and 93% having Grade 9 or better.

Percentage Distribution of the Labour Force by Level of Schooling Scarborough, Metro Toronto, Ontario – 1986

	Scarborough	Metro	Ontario
Less than Grade 9	7.5	10.4	8.9
High School Not Completed	24.4	21.2	24.8
High School Diploma	15.6	12.3	14.4
Trades Certificate	9.4	7.6	9.7
University or Non-Univ., incomplete	15.0	14.8	13.6
University or Non-Univ., diploma	15.9	14.9	15.0
University Degree	12.2	18.4	13.6

Source: Statistics Canada, 1986 Census

In comparison to Metro Toronto, Scarborough's labour force is better represented in both the trades certificate and diploma categories. In the remaining categories, Scarborough is also well represented with levels comparable to those of Metro Toronto and Ontario.

A full range of educational levels exists and presents the prospective employer with sufficient choice for his/her employment needs, whether manufacturing, office, retail or service.

Labour Force by Occupation

Scarborough is well represented in all occupations with a major concentration in "white collar" work. Managerial, administrative, professional, clerical, sales, and service occupations are primarily white collar. Over two-thirds of the employed labour force are "white collar". The trend towards "white collar" occupation has intensified in the period of 1981-1986.

Labour Force by Occupation – Scarborough, 1986

	1986		1981-1986
	#	%	% Growth
Management and Administration	33,075	12.1	32.6
Engineering and Science	12,770	4.7	21.7
Law and Social Science	3,430	1.2	43.2
Religion	490	0.2	58.1
Teaching	8,115	3.0	8.6
Medicine and Health	10,040	3.7	21.7
Art, Literary and Recreation	4,195	1.5	12.0
Clerical	72,755	26.6	4.5
Sales	24,700	9.0	8.4
Service	27,750	10.1	18.7
Primary	1,550	0.6	-7.5
Processing	6,195	2.3	3.5
Machining	6,955	2.5	-3.7
Product Fabrication	24,630	9.0	10.7
Construction	11,345	4.1	4.0
Transportation Equipment	8,120	3.0	6.6
Material Handling	7,140	2.6	2.1
Other Crafts and Equipment	5,810	2.1	6.3
Miscellaneous	4,730	1.7	29.8
TOTAL	273,795	100.0	11.7

Source: Statistics Canada, 1986 Census

Labour Force Growth By Occupation – 1981-1986

Labour Force by Occupation data indicates that during the 1981-1986 period, Scarborough's resident labour force increased by over 28,625 people, a growth rate of 11.7%.

The number of Scarborough residents with managerial, administrative jobs grew from 24,935 in 1981 to 33,075 in 1986. Other groups also demonstrating substantial increases in resident labour force were clerical, medicine and health, law and social science, art, literary and recreation, religion, and services.

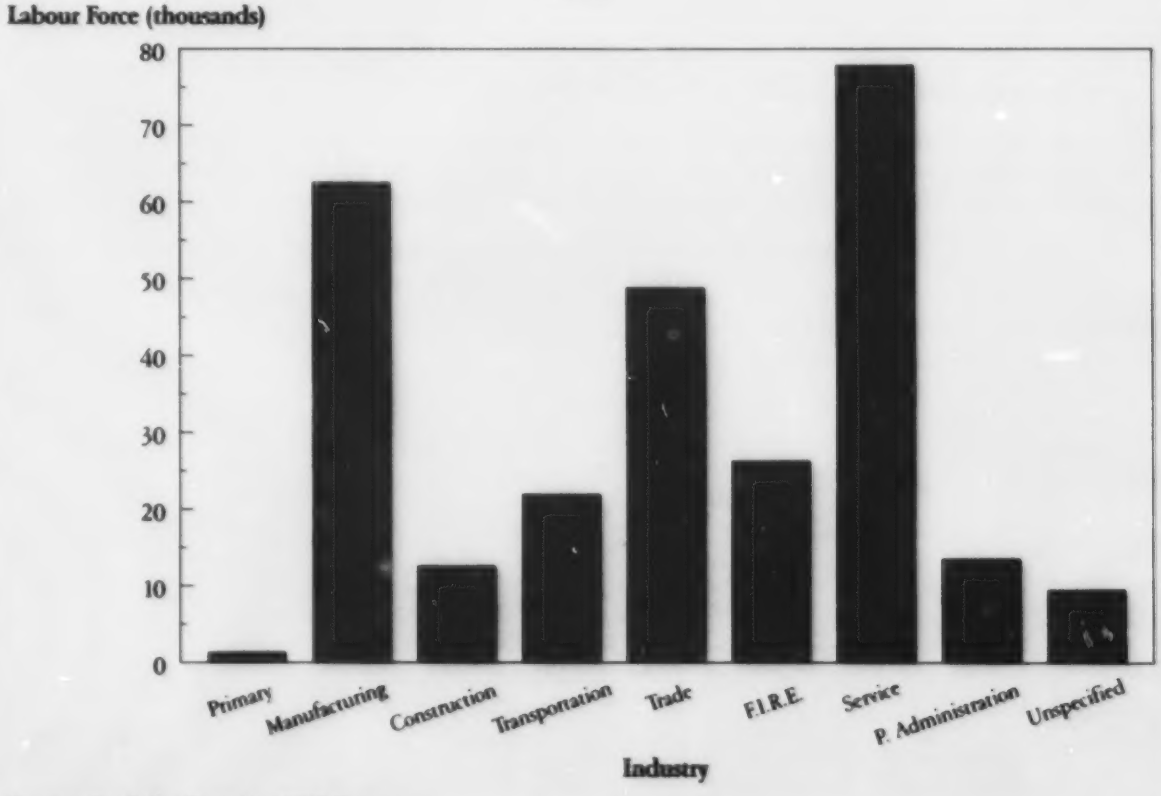
Labour Force by Industry

Labour Force by Industry Divisions
Scarborough, 1981 - 1986

	1981	1986	% of Total 1986	1981-1986 % Change
Primary Industries	1,380	1,175	0.4	-14.9
Manufacturing	61,475	62,470	22.7	1.6
Construction	12,085	12,595	4.6	4.2
Communication, Transportation, and Other	21,970	21,755	7.9	-1.0
Trade	45,630	48,775	17.8	6.9
Finance, Insurance and Real Estate	24,100	26,605	9.7	10.4
Service Industry	65,100	77,890	28.4	19.6
Public Administration	13,415	13,665	5.0	1.9
Industry Unspecified	1,430	9,540	3.5	567.1
Total Scarborough	246,590	274,470	100.0	11.3

Source: Statistics Canada, 1986 Census

Scarborough Labour Force By Industry
1986



Source: Statistics Canada, 1986 Census

Examining Scarborough's labour force by industry division reveals the preponderance of manufacturing and service industries, with 22.7% and 28.4% of the total labour force respectively.

The service industry, followed by the finance, insurance and real estate industry, exhibited the highest growth over this 5 year period, while the primary and transportation industries declined. This general shift is consistent with the trend in the Canadian economy towards an expanding service sector. In absolute terms the largest gains are in the service sector, followed by trade, and finance, insurance and real estate.

Scarborough's Labour Force in Perspective

Scarborough is the third largest supplier of labour in Metropolitan Toronto, with 21.7% of the total labour force. The distribution of the 1986 labour force for Metro Toronto, by municipality, is outlined in the following table.

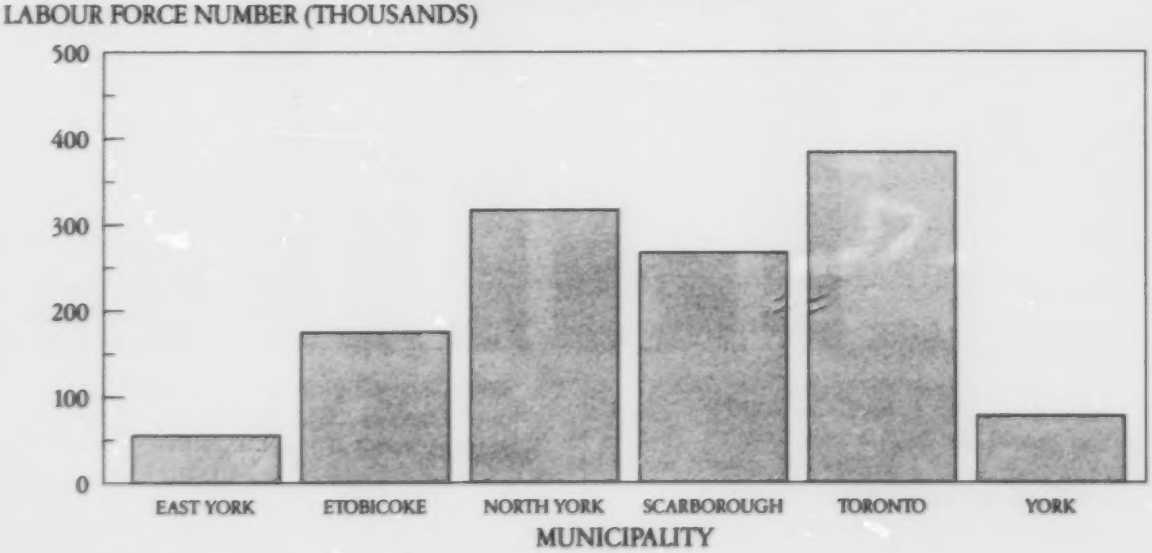
Distribution of the 1986 Labour Force by Component Municipalities of Metropolitan Toronto

Municipality	Number	% of Total
East York	58,240	4.6
Etobicoke	178,140	13.9
North York	320,610	25.1
SCARBOROUGH	278,120	21.7
Toronto	368,500	28.8
York	76,040	5.9
TOTAL	1,279,650	100.0

Source: Statistics Canada, 1986 Census

The labour force in Scarborough is growing at a substantial rate. Now and in the future, the local labour force, combined with the Toronto area labour force, provides potential employers with the largest pool of labour in Canada. An abundant supply of skilled labour is available for businesses operating in the City of Scarborough.

LABOUR FORCE DISTRIBUTION - 1986
METROPOLITAN TORONTO



EMPLOYMENT

An Overview

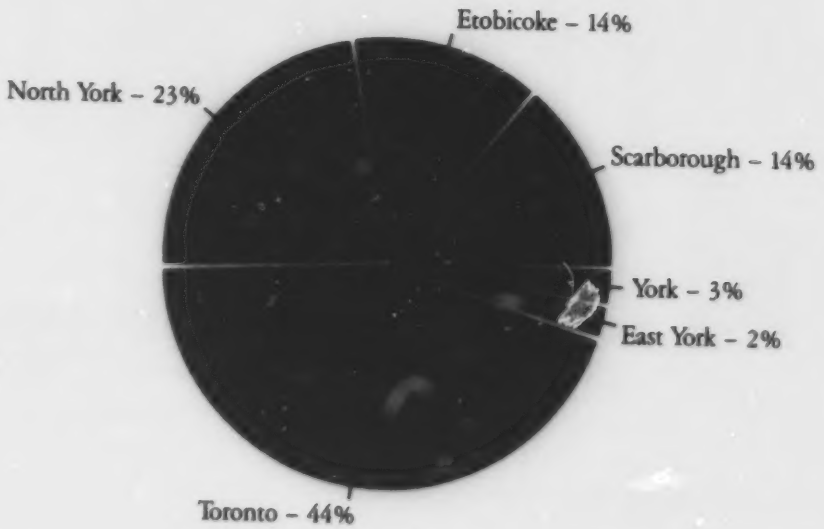
Total local employment in Scarborough was 178,563 in 1987, ranking it third largest in employment in Metro Toronto. However, Scarborough's employment is growing at a considerably faster rate than any other municipality in Metro.

Total Employment by Municipality, 1981-1987

Municipality	1981	1987	% Change
East York	30,359	30,457	0.3
Etobicoke	161,077	176,420	9.5
North York	293,482	292,123	-0.5
SCARBOROUGH	136,793	178,563	30.5
Toronto	519,887	563,688	8.4
York	36,588	34,874	-4.7
Metro Toronto	1,178,186	1,276,125	8.3

Source: Metro Toronto Planning Department.

Total Employment by Place of Work Within Metropolitan Toronto, 1987



Source: Metropolitan Toronto Planning Dept.

Employment by Industry Code

Industry	Scarborough			Metro Toronto (excluding Scarborough)		
	1987	%	83-87 % Change	1987	%	1983-1987 % Change
Manufacturing	49,025	27.5	26.7	184,790	16.8	29.1
Transportation & Storage	6,807	3.8	71.2	29,358	2.7	12.4
Retail Shopping	26,445	14.8	22.9	118,828	10.8	16.9
Retail Services	19,816	11.1	36.3	88,547	8.0	21.9
Accommodation Services	3,189	1.8	47.6	23,810	2.1	23.1
Government Offices	5,369	3.0	13.5	64,952	5.9	-7.9
Offices (Other)	44,795	25.1	34.2	438,739	40.0	14.4
Institution	18,848	10.6	30.0	122,864	11.2	19.0
Recreation	1,874	1.0	17.4	18,722	1.7	-13.2
Construction & Other	2,395	1.3	203.9	6,952	0.6	-28.3
TOTAL	178,563	100.0	31.4	1,097,562	100.0	14.0

Source: Metro Toronto Employment, Land Use Assessment Data Bank, 1983, 1987.

Total Employment by Municipality

Source: Metro Toronto Planning Department

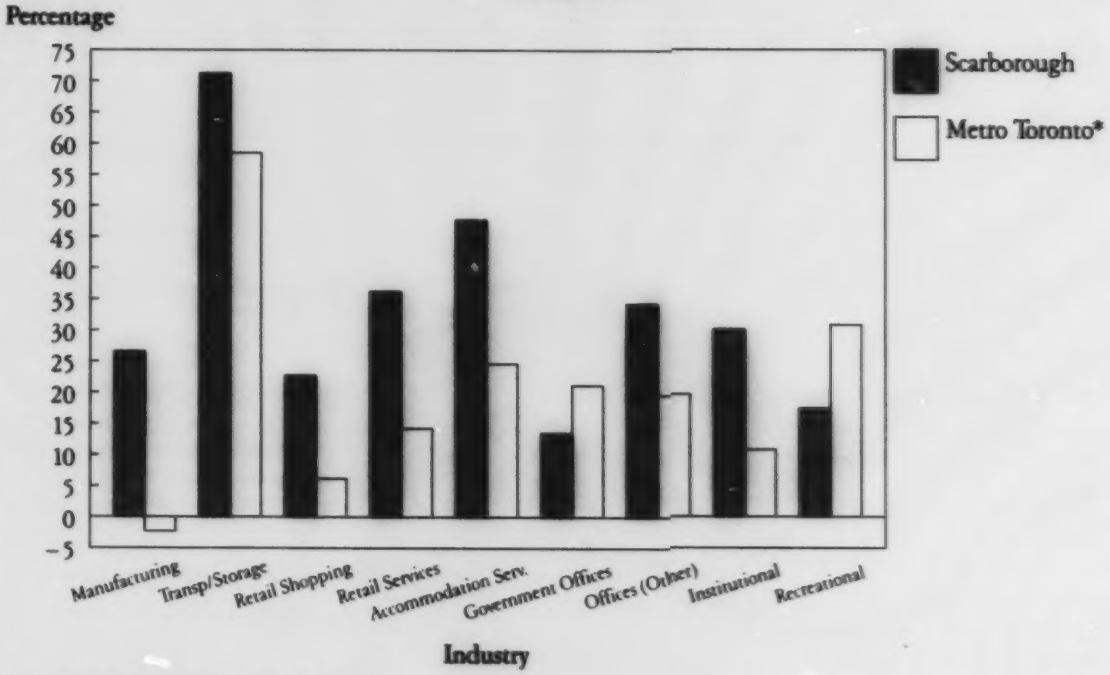
Total employment in Scarborough grew by 42,686 jobs from 135,877 in 1983 to 178,563 in 1987. This is equivalent to a growth rate of 31.4%. Compared to the other Metro Toronto Municipalities, which grew by only 14.0% in the same period, Scarborough clearly outperformed the rest of Metro Toronto in terms of proportional job creation.

In 1987, the manufacturing and office sectors accounted for 21,748 of the new jobs created, 51% of total new jobs.

Manufacturing in Scarborough grew by 26.7% during this period or the equivalent of 10,323 new manufacturing jobs.

Of the ten industry codes, Scarborough's growth rate surpassed that of the rest of Metropolitan Toronto in seven. The highest growth differential occurred in the manufacturing category followed by accommodation, services and retail. Also, the strength in manufacturing is especially important since it compares to a decline in the rest of Metro Toronto.

Employment Growth by Industry
Scarborough and Metropolitan Toronto*
1983-1987



*(EXCLUDING SCARBOROUGH)
Metro Toronto Employment, Land Use & Assessment Data Bank, 1983, 1987

Scarborough Employment Structure

Employment provided within the boundaries of the City of Scarborough is almost equally dominated by the manufacturing and office segments. The retail and service sectors are third and fourth.

Scarborough Employment by Code - 1987

Sector	% of Total
Manufacturing & Warehousing	30
Office	28
Retail	15
Service	13
Institutional	12
Other	2

Source: Metropolitan Toronto Employment Survey, 1987
Scarborough Economic Development Department Update

Employment in Scarborough Industrial Districts

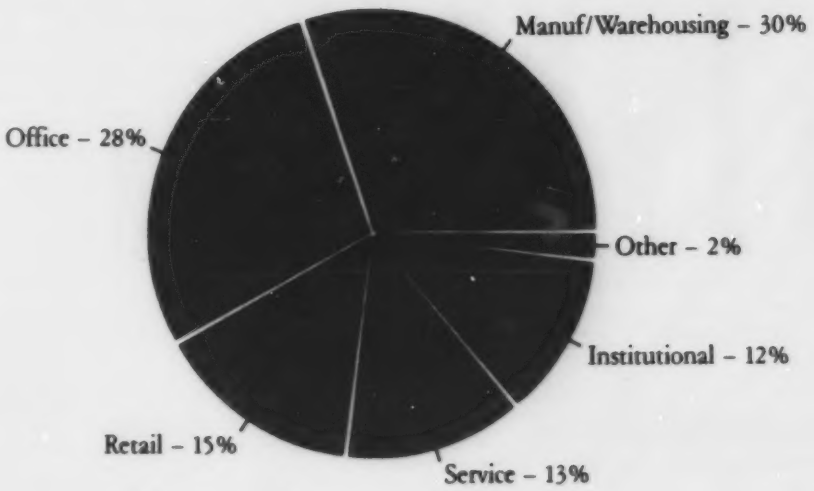
Scarborough's eighteen industrial districts provide a large percentage of employment in the City. Recent years have seen the emergence of the industrial districts as the focus for more than just manufacturing growth.

The general strength in Services, Finance, and Retail trade has translated in high growth rates for these sectors within the industrial districts.

This new found diversity provides for greater stability of employment in these areas and for further growth in total employment.

Employment increased from about 78,000 to close to 99,000 or, a 26.4 percent growth over a period of just three years. Virtually all major industrial divisions showed good gains. Manufacturing, which is still by far the largest category, had a substantial growth of fourteen percent (14%). Spectacular growth was achieved in the Transportation, Communications and Utilities category, (138.2%) and Service category (127.1%).

Scarborough Employment Structure 1987



Source: Metro Toronto Employment, Land Use & Assessment Data Bank, 1987

Employment Growth Within Scarborough's Industrial Districts 1985 - 1987

Industrial Division	1985	1987	Difference	% Growth
Agriculture, Forestry, Fishing	52	70	18	+ 34.6
Mining	11	9	2	-22.2
Construction	3833	4528	695	+ 18.1
Manufacturing	44565	50848	6283	+ 14.1
Transportation, Communications, and Utilities	3789	9026	5237	+ 138.2
Wholesale Trade	7971	8478	507	+ 6.4
Retail Trade	6510	8113	1603	+ 24.6
Finance, Insurance, and Real Estate	2863	5262	2399	+ 83.8
Services	5050	11470	6420	+ 127.1
Public Administration	1122	615	507	-82.4
Other	2353	288	2088	-717.0
	78119	98707	20588	+ 26.4

SOURCE: City of Scarborough Economic Development Department

Manufacturing Employment Growth

Manufacturing is very important to Scarborough. In 1987, approximately 50,000 people were employed in the diversified local manufacturing sector. This is equivalent to 28% of total employment in Scarborough.

In the period of 1985 - 1987, the fastest growing major groups, by employment, in Scarborough were:

	1985-1987 % Change
1. Furniture & Fixtures	94.7
2. Clothing	70.9
3. Lumber & Wood	45.0
4. Food & Beverage	32.8

Other significant fast growing major groups include:

Transportation Equipment	11.2%
Machinery	10.4%
Printing & Publishing	10.3%
Electrical	9.5%

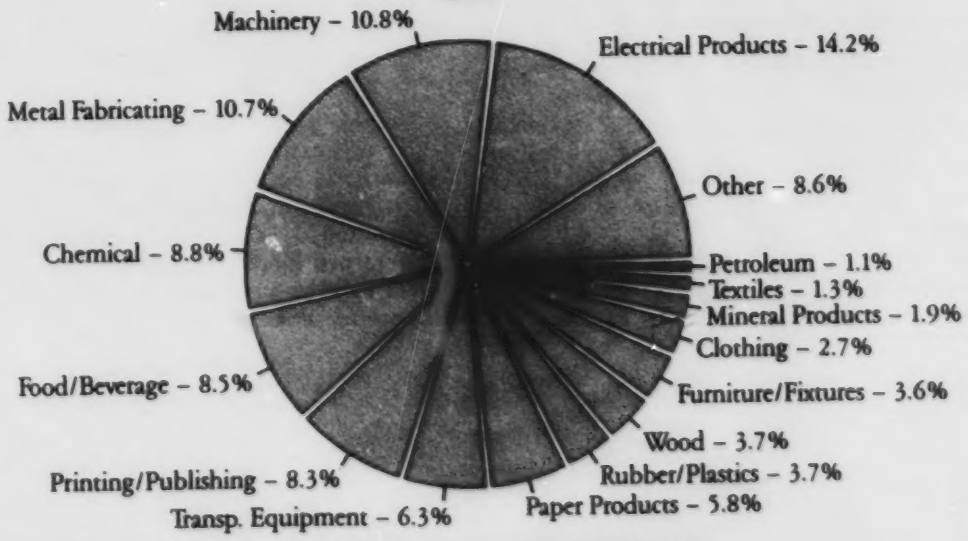
Major increases in employment occured in Electrical Products (623), Machinery (513) and Miscellaneous Industries (2,007). The largest industrial group is Electrical Products, which includes Philips Electronics, Noma Canada, Commander Electrical Equipment and Trench Electric. Machinery is second largest, Metal Fabricating is third, and Chemicals industries is fourth largest.

Scarborough Manufacturing Employment and Number of Establishments by Industrial Classification

Group	1985			1987		
	Empl.	%	# of Estab.	Empl.	%	# of Estab.
Food & Beverage	3,229	7.2	60	4,287	8.5	69
Textile	549	1.2	24	665	1.3	34
Clothing	780	1.7	41	1,333	2.7	54
Lumber & Wood	1,277	2.9	59	1,852	3.7	61
Furniture & Fixtures	921	2.0	63	1,793	3.6	79
Paper Products	3,157	7.1	46	2,931	5.8	53
Printing/Publishing	3,779	8.5	188	4,169	8.3	212
Chemicals	4,186	9.4	69	4,435	8.8	91
Petroleum	358	0.8	10	558	1.1	13
Rubber & Plastics	2,118	4.8	63	1,870	3.7	54
Leather	253	0.6	12	107	0.2	11
Non-Metallic	1,397	3.1	32	945	1.9	31
Primary Metal	540	1.2	22	427	0.9	18
Fabricated Metal	5,163	11.6	148	5,402	10.7	178
Machinery	4,955	11.1	194	5,468	10.8	191
Electrical	6,528	14.6	119	7,151	14.2	113
Transportation Equip.	3,104	7.0	5	3,453	6.3	17
Measuring, Analysis, Mach. & Electronic	656	1.5	29	362	0.7	34
Misc. Industries	1,633	3.7	68	3,640	6.8	194
TOTAL	44,583	100.0	1,252	50,848	100.0	1,507

SOURCE: Economic Development Department
City of Scarborough

Scarborough Employment by Major Manufacturing Groups 1987



Source: Metro Toronto Employment, Land Use & Assessment Data Bank, 1987

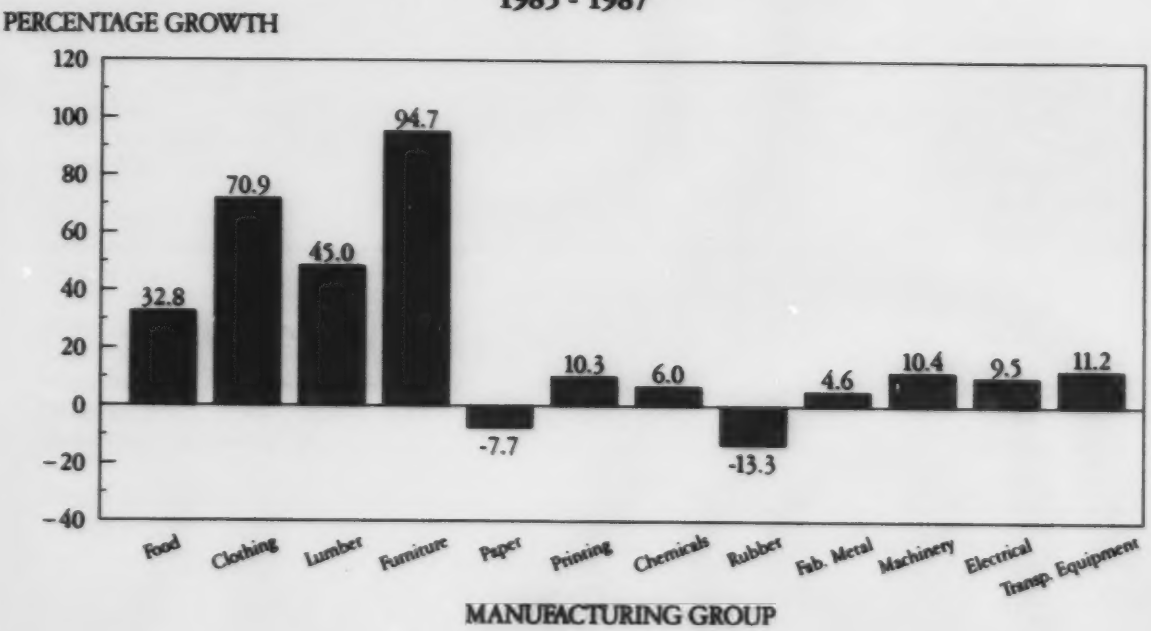
Manufacturing Employment Growth by Major Group

1985 - 1987

Group	1985	1987	% Growth
Food & Beverage	3,229	4,287	+ 32.8
Textile	549	665	+ 21.1
Clothing	780	1,333	+ 70.9
Lumber & Wood	1,277	1,852	+ 45.0
Furniture & Fixtures	921	1,793	+ 94.7
Paper Products	3,157	2,931	-7.7
Printing/Publishing	3,779	4,169	+ 10.3
Chemicals	4,186	4,435	+ 6.0
Petroleum	358	558	+ 55.9
Rubber & Plastics	2,118	1,870	-13.3
Leather	253	107	-136.5
Non-Metallic	1,397	945	-47.8
Primary Metal	540	427	-26.5
Fabricated Metal	5,163	5,402	+ 4.6
Machinery	4,955	5,468	+ 10.4
Electrical	6,528	7,151	+ 9.5
Transportation Equipment	3,104	3,453	11.2
Measuring, Analysis, Mach & Electric	656	362	-81.2
Misc. Industries	1,633	3,640	+ 122.9
TOTAL EMPLOYMENT	44,583	50,848	+ 14.1

SOURCE: Economic Development Department,
City of Scarborough - 1988

EMPLOYMENT PERCENTAGE GROWTH BY MAJOR MANUFACTURING GROUP 1985 - 1987



Twenty Largest Private Sector Employers in Scarborough

Company Name	# of Employees
General Motors of Canada Vehicles, Trucks	2677
Sears Warehouse Department Store	1400
Bank of Nova Scotia Bank	1400
Honeywell Limited Computers & Automated Control Systems	1226
Simpson's Warehousing & Storage	1000
Laura Secord Limited Candy, Ice Cream	972
Prudential Insurance Co. Insurance	950
Phillips Canada Limited Electrical Equipment	920
All-Way Transportation Corp. School Bus Service	810
Griffith Laboratories Food Ingredients	800
Atlantic Packaging Paper Bags, Boxes, Gummed Tape	800
Cliffside Utility Contractors Water, Sewer, Pipeline Constructions	730
A.G.Simpson Co. Ltd. Heavy Metal Stamping, Assembly	707
Warner-Lambert Canada Inc. Confectionery, Gum, Pharmaceutical	656
Bank of Montreal Bank	610
Premdor Incorporated Wooden Doors	557
Trench Electric Division Inductance Coils, C.V. & C.T. (Power Industry)	550
A.F.G. Glass Inc. Float Glass, Windows	505
Adams Brands Inc. Candy, Gum	505
Drug World Pharmaceuticals	450

WAGES

The Ontario Ministry of Labour sets Province-wide general wage rates which are reviewed annually. Effective October 1, 1987, minimum wage rates are as follows:

General, hourly rate	$4.55
Hourly rate for persons employed to serve liquor in licensed premises	$4.05
Student, hourly rate. This rate applies to students under 18 who: work 28 hours per week or less during the school term and where the student works more than 25 hours per week during school holidays	$3.70

Further information on the Employment Standards Act is available from the Employment Standards Branch, Ontario Ministry of Labour at 2500 Lawrence Ave. East, Scarborough, Ontario, M1P 2R7, 750-3557 or toll free 1-800-268-6541. Information on Labour, Wage Rates and availability of labour may be obtained from the Scarborough Employment and Immigration Canada Office at 200 Town Centre Court or phone 973-4475.

Wage Rates By Occupation - Scarborough

	Minimum	Maximum
Managerial, Administrative and Related		
Accountants	21,000	42,000
Personnel Officers	N/A	N/A
Personnel Manager	28,000	70,000 +
Manager Administration	29,000	40,000 +
Natural Sciences, Engineering and Math		
Professional Engineer (Level C)	36,078	48,430
Draughtsperson, Junior	Avg. 20,257	
Draughtsperson, Intermediate	Avg. 27,682	
Draughtsperson, Senior	Avg. 33,570	
Industrial Engineering Technician	15,484	27,824
Electronic Engineering Technician	13,104	38,809
Programmers	19,950	37,800
Teachers		
Elementary (u)	21,607	46,333
Secondary (u)	21,607	46,333
Community College (u)	25,775	50,338
University Professor	26,901	46,410 +
Medicine and Health		
Nurse, R.N.A. (u)	18,509	21,633
Public Health Nurse	20,223	22,573
Industrial Health Nurse	28,270	37,538
Orderly (u)	28,539	37,417
	18,257	21,355
Nurse's Aide (u), per hour	18,839	21,500
	8.28	10.10
Physiotherapist	6.70	8.87
Dietician	27,014	35,375
Medical Lab Technician (u)	26,851	34,664
	20,706	26,813
Dental Technician	15,750	26,052
	13,104	29,112

Wage Rates By Occupation - Scarborough (Cont'd)

	Minimum	Maximum
	(per week)	
Clerical and Related Occupations	383	500
Accounting Clerk Senior/ Bookkeeper	278	358
Clerk Typist	267	350
Clerk - Junior	320	423
Clerk - Intermediate	390	495
Clerk - Senior	380	507
Computer Operator	306	415
Data Entry Operator, Experienced	512	659
Data Entry Supervisor	392	516
Draftperson - Intermediate	512	650
Draftperson - Senior	266	340
File Clerk	329	425
Inventory/Production Control Clerk	374	504
Payroll Clerk, Senior	321	425
Sales Order Desk Clerk, Non-Technical	392	552
Sales Order Desk, Technical	329	440
Secretary	392	523
Secretary, Senior/Executive	293	384
Switchboard Operator/Receptionist	189	336
Teller		
	(per hour)	
Sales	4.80	10.66
Sales Clerk	N/A	N/A
Supermarket Clerk	4.55	10.65
Service Station Attendant	4.55	6.72
Counter Clerk		
Service	4.83	8.93
Security Guard	8.40	16.80 +
Executive Chef	6.30	10.50
Food Service Supervisor	5.51	13.29
Cook	5.12	10.08
Short Order Cook	4.55	8.92
Bartender	4.05	6.51
Waiter/Waitress	5.25	7.35
Host/Hostess	4.55	8.40
Counter Attendant	4.55	6.62
Bus Person	4.62	7.40
Chamberperson	4.72	5.05
Bell Hop	4.55	14.00
Hairdresser	4.55	7.88
Domestic	4.55	8.24
Day Care Worker	4.55	12.60
Dry Cleaner	5.12	11.53
Janitor	5.25	16.80
Cleaner, heavy duty	4.55	6.30
Dishwasher	4.55	6.56
Parking Lot Attendant		

Wage Rates By Occupation - Scarborough (Cont'd)		
	Minimum	Maximum
	(per hour)	
Farming, Horticultural and Animal Husbandry		
Nursery Worker	4.55	8.40
Groundskeeper	4.55	11.19
Landscape Worker	5.25	12.25
Processing Occupations		
Electro Plater	5.12	14.14
Foundry Worker	5.12	8.40
Labourer, All round	4.55	8.54
Meat Cutter	4.55	13.26
Food Process Labourer	4.83	6.62
Knitting Machine Tender	4.55	12.60
Machine and Related Occupations		
Tool and Die Maker	7.35	19.00
Mould Maker	6.83	17.85
Machinist, General	6.30	18.90
Machine Tool Set-up Operator	5.25	9.15
Boring Mill Set-up Operator	6.30	13.33
Engine Lathe Set-up Operator	6.83	15.75
Turret Lathe Set-up Operator	5.25	12.11
Milling Machine Set-up Operator	8.40	14.70
Drill Press Operator	4.55	10.50
Brake Set-up Operator	5.25	14.42
Power Shear Operator	6.30	11.55
Punch Press Operator	5.25	10.65
Automatic Shear Operator	5.42	11.55
Welder Fitter	6.30	15.75
Arc Welder	5.25	12.60
Welder, Production Line	5.78	8.93
Woodworking Machine Operator	5.25	14.00
Product Fabricating, Assembling and Repairing		
Machine Builder	5.78	14.70
Television Repairer	5.25	13.32
Cabinet and Wood Furniture Makers	7.99	17.85
Sewing Machine Operator	5.12	13.29
Tailor, made to measure garments	6.30	10.50
Seamtress	4.55	8.40
Upholsterer	6.04	14.00
Motor Vehicle Mechanic	7.35	16.80
Spray Painter	5.25	14.70
Production Assembler	4.55	11.55

Wage Rates By Occupation - Scarborough (Cont'd)

	Minimum	Maximum
	(per hour)	
Construction Trades		
Excavating, Power Shovel, Back Hoe, etc. (U)	17.83	20.60
Electrician (U)	Avg. 19.21	
Carpenter (U)	8.40	21.00
Bricklayer (U)	Avg. 18.37	
Cement Mason (U)	8.09	23.90
Plasterer (U)	Avg. 18.69	
Painter & Decorator	10.50	19.95
Roofer (all types)	Avg. 16.25	
Pipe Fitter (U)	6.30	15.75
Plumber (U)	18.38	18.90
Glazier (U)	5.25	16.80
Construction Labourer (U)	5.25	15.75
Maintenance Person	Avg. 18.82	
	Avg. 18.82	
	8.40	21.00
	Avg. 17.90	
	5.25	13.13
	Avg. 15.85	
	5.60	15.75
	6.30	15.75
Transportation Equipment Operating		
Bus Driver	6.99	12.60
Taxi Driver	50% Commission	
Truck Driver (Light)	5.20	11.19
Truck Driver (Heavy)	7.35	16.80
Truck Driver (Tractor Trailer)	8.40	16.80
Truck Driver (Concrete Mixer)	17.02	17.38
Dump Truck Driver	8.40	13.13
Dispatcher, Motor Vehicle	6.99	13.32
Material Handling and Related		
Hoist Operator (U)	Avg. 18.86	
Tower Crane Operator (U)	Avg. 19.69	
Tractor Crane Operator (U)	17.31	21.23
Furniture Mover	5.25	8.40
Machine Packer	4.55	11.52
Material Handler, General	4.55	10.50
Hand Packer	5.12	10.78
Other Crafts and Equipment Operators		
Off-set Press Operator	8.40	17.06
Job Printer	5.25	10.50
Stationery Engineer, 4th Class (U)	17.02	18.69
Stationery Engineer, 3rd Class (U)	18.78	18.86
Stationery Engineer, 2nd Class (U)	19.69	20.60
Note: U indicates union wage rate.		

SECTION C

COMMUNICATION, UTILITIES & SERVICES

Economic Development Department

COMMUNICATION

As part of Metropolitan Toronto, Scarborough benefits from Canada's most comprehensive information network. Extensive newspaper, television, radio, and postal services are readily available within Scarborough.

Newspapers

The Toronto Star
- 4 editions daily
- weekday circulation: 523,218
- Sat. circulation: 808,859
- Sun. circulation: 530,565

The Globe & Mail
- National newspaper
- available on-line
- Toronto market circulation: 187,000
- National circulation: 317,000

The Toronto Sun
- local daily
- Mon.-Sat. circulation: 306,452
- Sun. circulation: 452,907

The Scarborough Mirror
- community newspaper
- published twice weekly
- circulation: 50,000

Other Community Papers
- Agincourt News
- Scarborough Business Magazine
- Scarborough News
- Scarborough Reporter
- West Hill Reporter
- Neighbours East
- Speck News
- Birchcliff News
- Cliffside News

Television Stations

Metro Toronto is served directly by six Canadian television stations, including the two national networks, CBC and CTV. The Ontario-wide Global Network is also headquartered in Toronto. The CTV station, CFTO-TV is located in Scarborough.

Station	Share of Toronto Market
CFTO-TV (CTV)	15%
Global Television	13%
CBLT (CBC)	12%
CITY-TV	9%
TV ONTARIO	7%
CFMT-TV	2%
Local service is provided by Scarborough Cable TV	

Source: 1986 BBM Survey

There are also four independent Canadian stations from Hamilton, Barrie, Kitchener and Peterborough as well as a French CBC station. In addition to the Canadian stations, there are seven American stations, including ABC, CBS, FOX, and NBC available to Scarborough cable subscribers.

Radio

In addition to the Canadian Broadcasting Corporation's national stations, there are approximately 30 AM and FM radio stations serving the Toronto area.

Major Radio Stations in Metropolitan Toronto

Station Name	# Listeners
CHUM-FM (104)	1,016,800
CFRB (AM-1010)	960,500
CFTR (AM-680)	938,600
CKFM (FM 99.9)	761,200
Q107 (FM 107)	718,300
CHUM-AM (1050)	718,300
CBC-AM (740)	655,800
CHFI (FM-98)	477,200
CFNY (FM-102)	461,400
CKEY (AM-590)	413,300

Source: Toronto Star, Spring 1986 BBM Survey.

Postal Service

A complete range of postal services is available in Scarborough. Post Offices are located at the following locations:

Scarborough-Agincourt
4245 Sheppard Ave. E.

Scarborough-Agincourt
815 Middlefield Rd., Unit 6

Scarborough A
2439 Eglinton Ave. E.

Scarborough B
2350 Kingston Rd.

Scarborough C
1990 Ellesmere Rd.

Scarborough D
2075 Lawrence Ave. E.

Scarborough F
3020 Bridletowne Cir.

Scarborough-Malvern
370 Tapscott Rd.

Scarborough-West Hill
4551 Kingston Rd.

UTILITIES & SERVICES

Canada benefits from the availability of local sources of oil, natural gas, coal and hydro power. Consequently, it is sheltered from interruptions in the world supply of these commodities.

Electricity

Ontario is fortunate that it has a safe, reliable, and low cost electrical system.

Ontario Hydro, a publicly owned, financially self-supporting utility, in partnership with 320 hydro-electric and public utilities commissions supplies electric power to over three million customers in Ontario. It is the second largest electric utility in North America. In 1986, it operated 80 stations that generated electric power (hydraulic, thermal, and nuclear) with a total dependable capacity of over 21,000 megawatts. Ontario Hydro's in-service dependable peak capacity is 26,918 megawatts.

Rate levels of Ontario Hydro are among the lowest in the world. The cost of electricity in this province is below power rates in most North American cities and virtually all European and Far Eastern countries. The table below gives the average monthly industrial bill for 1000 kilowatt-hours for July 1987 for various places.

Location	Rate (Cdn $)
New York	45,790
Chicago	40,623
Detroit	38,625
Los Angeles	33,598
Boston	29,899
Halifax	23,365
Regina	20,392
Ontario - Rural	20,123
Ontario - Municipal	18,549
Montreal	18,025
Vancouver	16,071

Source: Ontario Energy Board.

Ontario Hydro sells wholesale electric power to the Scarborough Public Utilities Commission which, in turn, supplies it to Scarborough residents. Formed in 1920, the Commission now has 119,442 hydro customers.

Scarborough has the lowest rates in the Metro Toronto area. In addition, the Scarborough Public Utilities Commission is the largest municipal utility in Ontario and has the facilities to provide complete electric and water supply. The system is well proven as indicated by its 99.8% reliability record.

Monthly Electric Service (June 1988)	
Residential Service:	
First 500 kwh per 2 months	7.26¢ per kwh
All additional kwh	4.88¢ per kwh
Minimum Bill	$4.50
Small Commercial Service:	
First 250 kwh per month	7.30¢ per kwh
All additional kwh	5.32¢ per kwh
Minimum Bill	$4.50
Commercial and Industrial Service:	
Billing demand per kilowatt	$1.60 per kilowatt
First 100 kwh per kw of demand	6.65¢ per kwh
Next 100 kwh per kw of demand	4.55¢ per kwh
All additional kwh	3.69¢ per kwh
Minimum Bill	$4.50
Customer owned transformer allowance	50¢ per kilowatt of demand
Large User - Over 5000 kilowatt demand:	
Billing demand - all kw	$11.00
All kwh	$2.23 per kwh
Customer owned transformer allowance	50¢ per kilowatt of demand

Natural Gas

Scarborough is served by Canada's largest natural gas distribution utility, the Consumers Gas Company Limited. It serves approximately 880,000 residential, commercial, and industrial customers in south central and eastern Ontario, western Quebec, and northern New York State. About 83% of the common shares of Consumers Gas are controlled by Gulf Canada Corporation.

Virtually all of Consumers' natural gas requirements are purchased under long-term contracts with TransCanada PipeLines. In 1986, the Company delivered 9.1 billion cubic metres of natural gas through its network of 19,168 km. of mains. Since the wholesale price of natural gas was deregulated on November 1, 1986, natural gas costs have decreased.

Commercial and Industral Service (monthly, effective Nov. 1, 1987)		
	Nov.-Apr.	May-Oct.
First 10 cubic metres or less	$7.39	$7.39
Next 20 cubic metres	$22.62/cu M	$22.62/cu M
Next 55	$20.47/cu M	$20.47/cu M
Next 1315	$18.83/cu M	$18.83/cu M
Next 1400	$17.56/cu M	$17.21/cu M
Next 2800	$16.84/cu M	$16.49/cu M
Next 5600	$16.48/cu M	$16.13/cu M

Special rates exist for large industrial, and commercial users whose consumption is not less than 340,000 cubic metres per annum, for seasonal users whose consumption is similarly large, and for those authorized to re-sell natural gas.

Water

The source of water for Metropolitan Toronto is Lake Ontario. The Municipality of Metropolitan Toronto supplies potable water to the 6 municipalities within it.

The Water Supply division of the Metro Works Department of the Municipality of Metropolitan Toronto is responsible for the production, treatment, pumping, trunk transmission and storage of water, and its supply at suitable locations to the cities of Etobicoke, North York, Scarborough, Toronto, York, and the Borough of East York.

The total population served is 2.2 million. It has a rated production capacity of 2.4 million cu. metres per day. The daily average pumpage is 2.5 million cu. metres and the daily average consumption is 1.25 million cu. metres. The total installed pumping capacity of the Metropolitan System is 8.4 million cu. metres per day at 22 pumping stations. 1.6 million cu. metres of storage capacity is available in 10 reservoirs and 4 elevated tanks. The system contains nearly 500 km. of water mains.

Effective January, 1987, the monthly water rates in Scarborough are as follows:

First 22,730.5 cubic metres/month	48.15¢ per cubic metre
Additional Usage	43.66¢ per cubic metre
Minimum Bill/month	$ 5.91

There are 4 filtration plants in Metropolitan Toronto:

Plant	Initial Capacity	Ultimate Capacity	Intake Depth	Distance From Shore
Easterly	455,000	1,365,000	18m	2960m
R.C. Harris	1,000,000	1,000,000	15m	2650m
R.L. Clark	455,000	3,365,000	18m	1615m
Island	475,000	475,000	11m	762m

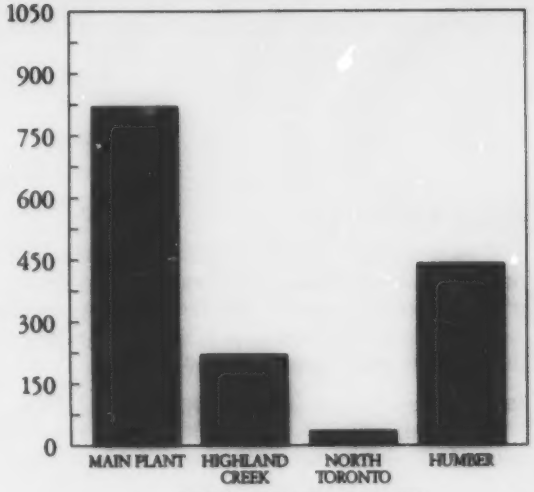
Inorganic and organic quantities are below the applicable guidelines for Ontario, Canada, and the World Health Organization.

Mineral Analysis - Lake Ontario Water	
	Mg/L *
Total Solids	197
Silicia (SiO2)	0.97
Iron (Fe)	0.012
Aluminum (Al)	0.126
Calcium (Ca)	40
Magnesium (Mg)	8.3
Sodium (Na)	13
Potassium (K)	1.5
Sulphate (SO4)	30
Chloride (Cl)	27
PH	7.5
Alkalinity	83
Hardness	132
Floride	1.16

* Average monthly results for 1986.

ULTIMATE CAPACITY OF TREATMENT PLANTS IN METROPOLITAN TORONTO

CUBIC METRES PER DAY (THOUSANDS)



Sewage

The Metro Works Department is responsible for the treatment of sewage in the Metropolitan area. The four treatment plants, located throughout Metro, all have primary and secondary treatment processes.

The majority of Scarborough is serviced by the Highland Creek Plant which has a current capacity of 217,920 cubic metres per day (cu. m/day), and an ultimate capacity of 299,560 cu. m/day. The Main Treatment Plant, with a current capacity of 817,200 cu. m/day, serves a small portion of Scarborough as well as East York, North York, and the City of Toronto. The ultimate capacity of this treatment plant is 908,000 cu. m/day.

Treatment Plants in Metropolitan Toronto		
	Current Capacity	Ultimate Capacity
	(cubic metres per day)	
Main Treatment Plant (Serves City of Toronto, North York, and a small portion of Scarborough, and East York)	817,200	908,000
Highland Creek (Serves Scarborough)	217,920	290,560
North Toronto (Serves North Toronto, and East York)	35,185	35,185*
Humber (Serves Etobicoke, North York, York, and a small section of City of Toronto)	408,600	544,800

*Currently under study to determine if expansion possible and necessary.

Refuse Collection

The Sanitation Division of the City of Scarborough's Works Department provides twice weekly garbage collection from each residential, commercial, and industrial establishment. The maximum weight allowed for regular residential pick-up is 22 kg (50 lbs.). Special pick-up for heavier or bulky items can be arranged by calling the Sanitation Division.

Scarborough has curbside newspaper pick-up every second week. Depots for recycling bottles, cans, newspapers, and motor oil are also available throughout the City at convenient locations.

Police Protection

The Metropolitan Toronto Police Force is the largest municipal force in Canada. It has an authorized strength of 7,394 men and women. The Force is equipped with 1,096 mobile units which include 873 automobiles, 110 motorcycles, and 11 patrol wagons.

Metropolitan Toronto is divided into 5 police districts. Number 4 district encompasses the entire City of Scarborough. This district enjoys the second lowest crime rate and traffic accidents within Metro despite its size and population. This district has the largest land area and the second largest population.

There are 690 personnel in Scarborough who staff three police divisions, 41, 42 and 43, and a district traffic unit. The Force also has many specialized squads such as the Youth Bureau, Criminal Investigation Branch, Traffic Unit, Emergency Task Force, Identifications Bureau, and the Police Marine Unit.

Fire Protection

Scarborough has a well trained force of firefighters employing a range of modern and effective techniques and equipment for the protection of life and property. Fifteen fire halls are strategically located throughout the City with a total complement of 474 persons, including 442 firefighters.

The Fire Prevention Bureau conducts inspections for all commercial, industrial, and public buildings, and re-inspections are routinely carried out to ensure compliance with the requirements of the Ontario Fire Code.

The Scarborough Fire Department has an excellent record in fire protection and conducts regular on-going training and fire prevention seminars for both firefighters and the public.

SECTION D

COMMUNITY SERVICES

Economic Development Department

EDUCATION

Scarborough offers a full range of levels and types of education. Day care, nursery, elementary, secondary, post-secondary and special education systems are all available within Scarborough.

Post-Secondary

Scarborough College of the University of Toronto, offers a broad selection of Arts and Science programs, including the only co-op program available at the University of Toronto. In total, close to 900 courses are offered with subjects ranging from corporate finance, linear algebra, and the Canadian short story, to the psychology of gender, the Chinese political system, and biomedical ethics. The co-operative programs combine academic study with practical, on-the-job experience in: Administration, Arts Administration and International Development Studies.

Scarborough College also offers two certificate programs: Business, and Public Administration. These programs consist of six courses taken on a part-time basis, usually through evening study.

Resource and research facilities are open to the business community and local residents. One such facility is the Vincent Bladen Library which houses more than 200,000 books as well as thousands of maps, periodicals, recordings, and fine art slides.

Ontario's first community college, Centennial College, was built in Scarborough and has grown from serving 514 full time students in 1966 to about 8,000 today. Three of its four campuses are located in Scarborough, providing part time education for approximately 40,000 students enrolled in 500 courses. Centennial is presently ranked sixth in size among the 22 Ontario colleges.

Centennial's business administration programs include accounting and financial management, computer programming, production and operating management, marketing, secretarial science (word processing), small business management, and office systems administration. Other specialized courses also offered are: general academic, engineering technology, health science, transportation, and industrial power technology, and the Office of the Future.

Special facilities at Centennial include the following: an Innovation Centre for Fibre/Plastic Composites, which is the first of its type in Canada; Ashtonbee Campus, Ontario's largest facility for career training in air, land, and sea transportation; and the Alternate Fuel Centre. Centennial is the only Ontario college that offers a program in natural gas conversion. As such, it was selected to participate in EXPO '86.

As part of Metropolitan Toronto, Scarborough benefits from its proximity to additional post-secondary institutions such as the University of Toronto main campus, York University, Ryerson Polytechnical Institute, the Ontario College of Art, George Brown College, Humber College, Seneca College, and Sheridan College.

Scarborough Board of Education

The Scarborough public system is one of the largest and most comprehensive school systems in Canada. It operates 133 elementary and 24 secondary schools serving 75,500 students. The Board employs a teaching staff of about 4,400 and a support staff of approximately 2,500.

The Scarborough Board also operates two alternative programs for elementary students: French Immersion, and Scarborough Village Public School. French Immersion provides children whose first language is not French with an opportunity to learn a second language at an early age. Scarborough Village Public School is based on the philosophy that each person learns in a different way and at a different rate from others in his/her group. Accordingly, the program emphasizes individual instruction.

The Scarborough School Board operates three distinct types of highschools: collegiate institutes, secondary schools, and vocational schools. Each is designed to meet the needs of specific groups of students.

Scarborough's 19 collegiates offer courses at both the advanced and the general level of difficulty, and some basic level courses may also be available. Students at the three secondary and two vocational schools have the option of earning a Certificate of Education, which is awarded upon completion of 14 credits. For an Ontario Secondary School Diploma, 30 credits are required.

Scarborough operates an alternative secondary school program for advanced level students who would benefit from an independent-study program with flexible hours or who may want to investigate certain subjects in greater depth or obtain credit for a combined community involvement and research project.

For both elementary and secondary students, the Board offers a wide range of special education programs.

The Continuing Education Office operates 300 general interest courses and more than 100 credit courses for adults who want to learn a new hobby or skill, or work toward a high school diploma in the evening. Adults are welcome to enrol in daytime credit courses, space permitting, at most Scarborough high schools.

The Adult Basic Literacy (ABL) program serves students who have a Grade 8 education or less, have difficulty reading, have been out of school for a number of years, or who experience problems coping with everyday business transactions, and have a strong desire to upgrade their skills.

The Metropolitan Separate School Board

The Metropolitan Separate School Board (MSSB) is Canada's largest school system. Board enrollment reached a record 102,893 in September, 1986. In Scarborough alone, more than 22,000 Catholic students were enrolled in 45 elementary and six secondary schools. The Board operates both an elementary school and secondary school for francophone students.

Under Ontario law, all children of Roman Catholic parents are entitled to attend Roman Catholic sponsored schools if they so desire. Funding of Catholic schools is provided to the end of the secondary school program.

Since curriculum guidelines are laid down by the Ontario Ministry of Education, educational programs are much the same as those of the Scarborough Board of Education. However, The Separate School system also offers co-operative education. This is a mode of program delivery that integrates in-school learning with out-of-school learning experience in an educationally beneficial manner.

A broad range of services is provided to meet the individual needs of students. The children who receive special programs are integrated into regular classrooms so they can share with their peers in the life of the school.

Students, Teachers, Schools - Scarborough - June, 1987

	Scarborough Board of Education	Metro Separate
# of Students:		
Elementary	45,950	17,685
Secondary	29,550	4,315
	75,500	22,000
# of Teachers:		
Elementary	2,350	997
Secondary	2,050	281
	4,400	1,278
Pupils/Teacher:		
Elementary	19.6	17.7
Secondary	14.4	15.4
Schools:		
Elementary	133	45
Secondary	24	6
	157	51
# of Trustees	14	4

Private Schools

School	Grades	Religious Affiliation
Agbu Day School	K - 8	Other
Blaisdale Montessori School	K - 8	None
Cardinal Newman High School	9 - 13	Roman Catholic
Francis Liberman High School	9 - 13	Roman Catholic
Holy Cross Armenian School	K - 8	Eastern Orthodox
Learning Place, The Hart Academy	1 - 8	None
Lena Brown Seventh Day Adventist School	1 - 8	Seventh Day Adventist
L'Oreth Learning Centre	K - 8	None
Scarborough Christian Private School	K - 13	None
Town Centre Montessori School	K - 8	None
Wishing Well Montessori School	K - 8	None

Day Care Centres and Nursery Schools

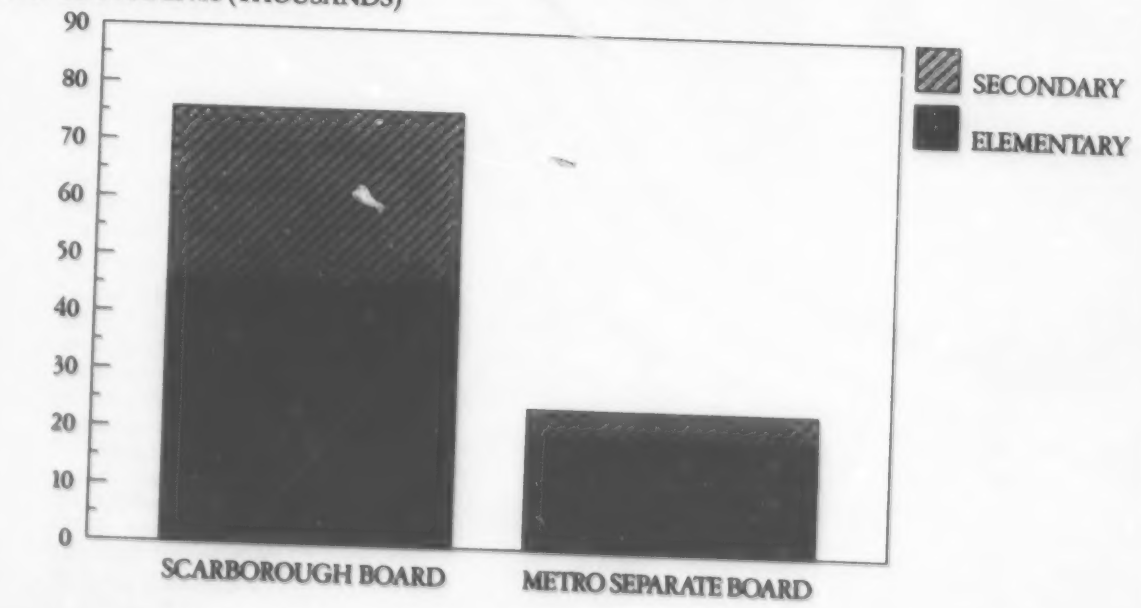
Day care centres set their own fees and programs. There are currently 117 centres in Scarborough having a total capacity of 5,409 (1986) spaces.

The number of children in the Private Home Day Care Program was 146 as of October, 1985. Licensed day care in private homes is an alternative to Day Care Centres.

To meet the growing demand for day care, The Scarborough Board of Education has made space available, where possible, to the YMCA and licensed, private agencies. The YMCA operates the First Base Program for students who need day care before and after school.

The Metro Toronto Community Services Department is one of the major providers of Day Care Centres for children throughout Metropolitan Toronto. There are 8 Metro Day Care Centres serving 490 children located in Scarborough. Many of these, as well as other Day Care Centres, provide subsidized spaces as well.

NUMBER OF STUDENTS IN SCARBOROUGH - 1987 SCARBOROUGH BOARD OF EDUCATION AND METRO SEPARATE SCHOOL BOARD



HEALTH CARE

Scarborough offers a wide variety of health care services including four hospitals to public health programs administered by the Scarborough Board of Health. Approximately 255 family physicians (not including specialists) and 250 dentists practice in Scarborough.

The City of Scarborough Board of Health

The Scarborough Board of Health administers an extensive public health program. All public health services are free and confidential. The following services are provided with the goal of enhancing our community's environment.

1. Health Care Clinics
2. Health Education and Promotion
3. Nursing Services (including home services)
4. Dental Services
5. Nutrition Services
6. Inspection Services

Annual expenditures of approximately $9 million served a population of 484,676 in 1986, a per capita cost of $18.87. The Health Department staff is ready to meet the public health needs of the citizens of Scarborough.

Facilities

Facility	# of Beds
Hospitals	
Scarborough General Hospital	770
Centenary Hospital	645
Scarborough Grace General Hospital	300
Providence Villa & Hospital	636
Homes for the Aged	
Bendale Acres	296
Cana Place	46
Ehatare	100
La Salle Manor	27
Metro Toronto Legion Village	50
Providence Villa & Hospital	636
Sheppard Lodge	150
Sts. Peter/Paul Ukrainian Community Homes	86
The Wexford	172
Private Nursing Homes	
Altamont Nursing Home	159
Craiglee Nursing Home	94
Extendicare-Guildwood	170
Extendicare-Scarborough	155
Kennedy Lodge Nursing Home	289
Leisure World Health Care Centre	301
Rockcliffe Nursing Home	204
St. Raphael's Nursing Home	254
Van Del Manor Nursing Home	58
Satellite Home Programme	
Cedarbrook Lodge	300
Sherbourne Villa	120
Senior Citizen Housing	
Adanac Apartments	306
Brimley Acres	200
Byng Towers	193
Cedarbrae Manor	400
McClain Park Apartments	352
Morningside Apartments	346
St. George's Manor	300
Scarborough Acres	16
Tam O'Shanter Towers	300
Village Apartments	379
West Hill Apartments	375
Wishing Well Manor	294
Woodland Acres	392

RECREATION & PARKS

The Recreation and Parks department provides 230 public parks for use by its very active and involved residents, ranging from less than an acre to more than 186 acres at L'Amoreaux District Park. Our Scarborough Parks provides recreation - both active and passive through every season, all year long.

Parks provide various leisure activities for families and for individuals, such as walking, jogging and bike trails; picnic areas; beautiful floral displays; waterfalls and ponds; and sitting out areas, not to mention the extensive recreation and playing facilities.

In addition to the multitude of local, community and district parks provided by the City of Scarborough, Scarborough residents may choose to enjoy the many attractions provided in Metropolitan Toronto Regional Parklands. These include waterfront and beach facilities at Bluffers Park; pathways - both human and equestrian; picnic areas; and golf facilities. Many of the parks include open space - forests and nature trails.

The Recreation Division offers opportunities for a multitude of recreation activities for all ages, skills and interests throughout the entire city - something for every interest at times suitable to each taste and need. Scarborough's outstanding aquatic program provides residents with every conceivable water experience. Fitness, major sports, senior citizens, disabled, teens and adult - leisure opportunities for all - social, cultural, creative, educational and physical.

The Scarborough Recreation and Leisure network of educational institutions, private and voluntary organizations, commercial and government agencies all provide extensive and very worthwhile programs. These include the world class Variety Village Sport and Fitness Centre, Scarborough and Centennial Colleges, a new Y.M.C.A. to open in 1989, Boys' and Girls' clubs placed strategically in various locations throughout the City. The Scarborough Board of Education provides extensive Night School programs and fine facilities for use by community recreation groups and the City.

Some of Canada's finest recreation facilities will be found in Scarborough - including 17 community recreation centres; 22 indoor and outdoor swimming pools; and 12 arenas for figure skating, ringette, ice hockey and family recreational skating. The Ice Galaxy at the Centennial Centre is a special ice facility duplicated only twice in North America.

The Recreation and Parks Services Brochure is published by the City, three times a year to provide every residence with complete information of the Recreation and Parks Department programs and facilities, on parks usage and our Community Recreation Groups activities, as well as on City business, generally.

Major special events happen every weekend of the year in Scarborough from the Indianapolis/Scarborough Peace Games, the famous Robbie Soccer Tournament, the Art Shows, the National Championships in a variety of sports, to the Disabled Games, the Seniors Games, and Playground Festivals - Scarborough is alive with activity and events.

Sporting Clubs

Scarborough has numerous public and private clubs to suit the interests of all types. A list of some of these clubs is provided below.

Metro Golf Courses:
- Dentonia Park Golf Course
- Tam O'Shanter Golf Course

Public Golf Courses:
- Brookside Golf Course
- Morningside Golf Course

Private Golf Courses:
- Cedarbrae Golf Course
- Scarborough Golf and Country Club
- The Toronto Hunt

Public Marina
- Bluffer's Park Marina

Private Sailing Clubs:
- Bluffer's Park Sailing Club
- Cathedral Bluff's Yacht Club
- Highlands Yacht Club
- Scarborough Bluff's Sailing Club (day sailing club for smaller boats)

Fitness and Health Clubs:
- Body Composition
- Canadian Women's Fitness Centre
- Ocean Club
- Ontario Health Spas
- Port Union Recreation Centre Health Club
- Scarborough Squash and Fitness Club
- Super Fitness
- The Partners Club - Squash and Nautilus training
- Variety Village - Sport, Training and Fitness Centre
- Victoria Village Fitness and Squash Club
- YMCA

Other
- Snooker Canada Sport and Social Club
- Tam-Heather Country Club

CULTURE

An Overview

Culture is alive and well in Scarborough and flourishes through venues such as theatre, symphony, art, museums and a strong sense of heritage. Scarborough's own Cultural Centre, to be located at the City Centre, is in the preliminary stages of planning. This Centre will allow the integration of culture and community activities within Scarborough's expanding City Centre.

Scarborough enjoys two symphony orchestras: The Scarborough Philharmonic, and The Cathedral Bluffs Symphony Orchestra. It also boasts six theatre groups and two art galleries. There are 14 branch libraries, 2 district libraries, and a bookmobile service. Scarborough has the additional benefit of libraries located at the University of Toronto's Scarborough Campus and Centennial College Campuses.

Churches

Scarborough has over 100 churches to meet the religious and ethnic heritages present in Scarborough.

The various churches of the Protestant faith serve half of the population, followed by the Roman Catholic Church meeting the needs of 30% of the population. The remainder encompasses a broad range of beliefs.

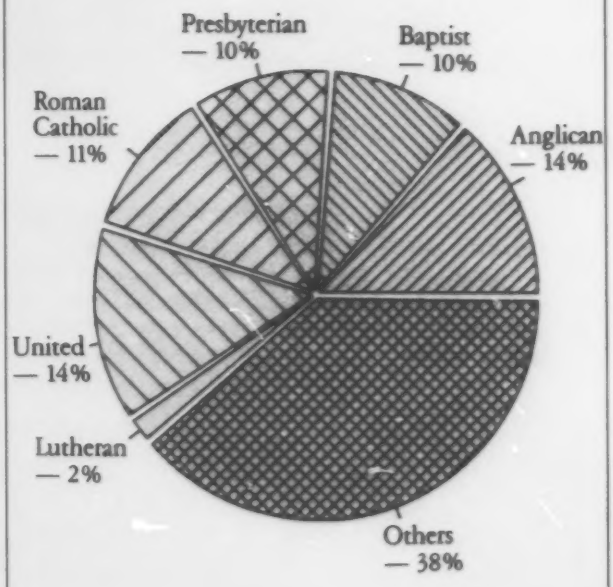
Religion	# of Churches
Anglican	20
Baptist	15
Lutheran	3
Presbyterian	15
Roman Catholic	16
United	21
Others	56
TOTAL	144

Libraries

Scarborough has 17 public libraries in addition to those belonging to the schools, colleges and university. The public libraries are located at the following addresses:

Library	Address
Agincourt	3850 Sheppard Ave., East
Albert Campbell	496 Birchmount Rd.
Bendale	1515 Danforth Rd.
Bridlewood	2900 Warden Ave.
Cedarbrae	545 Markham Rd.
Cliffcrest	2977 Kingston Rd.
Eglinton Square	50 Eglinton Square
Guildwood	123 Guildwood Parkway
Highland Creek	277 Old Kingston Rd.
Malvern	30 Sewell's Rd.
Maryvale	Victoria Park Ave., and Ellesmere Rd.
McGregor Park	2219 Lawrence Ave. East
Morningside	255 Morningside Dr.
Port Union	5450 Lawrence Ave. East
Taylor	1440 Kingston Rd.
Woodside Square	Unit 30, 1571 Sandhurst Circle
Steeles	375 Bamburgh Circle

PERCENTAGE OF CHURCHES BY RELIGIOUS DENOMINATIONS



GOVERNMENT

The Municipal Government of Scarborough

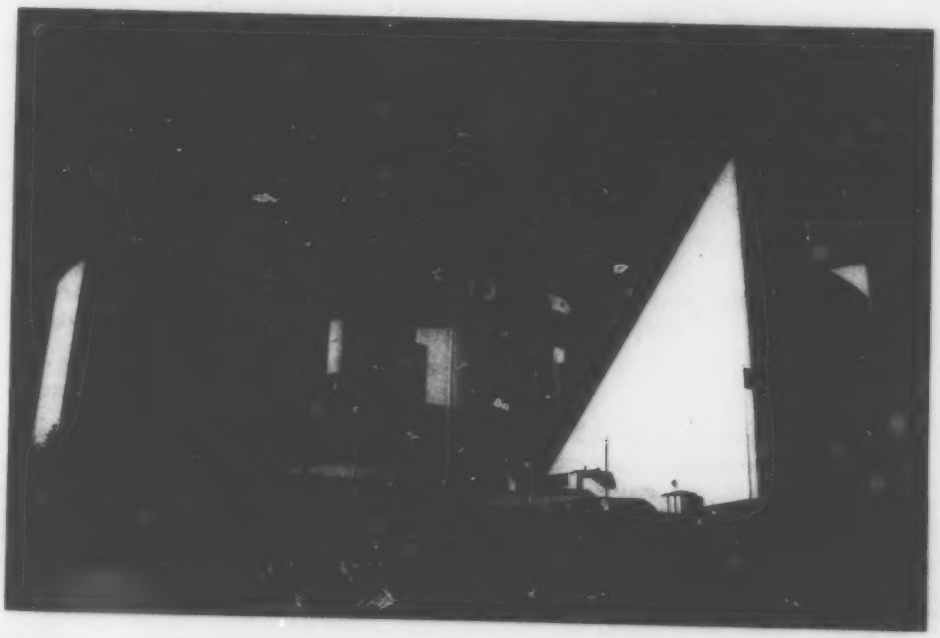
Scarborough Council consists of the Mayor, and one Alderman from each of the 14 Wards. All are elected for a three-year term.

Scarborough Council has six Standing Committees: Works and Transportation Committee; Building, Fire and Legislation Committee; Recreation and Parks Committee; Planning Committee; Budget Committee and Administrative Committee.

Scarborough is one of six municipalities which make up the Municipality of Metropolitan Toronto. The Metropolitan Toronto Council generally provides public works and services which the municipalities cannot provide efficiently or economically. Their mandate is to find solutions to metro-wide or regional problems.

Individual municipalities - the Cities of Scarborough, Toronto, North York, Etobicoke and York and the Borough of East York - are responsible for more local concerns. This enables local Councils to respond more quickly to the immediate needs of the people of the area.

Scarborough is represented on Metro Council by six Metro Councillors, each elected every three years from each Metro ward.



The Provincial Government

The Provincial Government deals with health, civil law, the powers and duties of municipalities, and other local/provincial matters. As of July 1986, the number of provincial ridings in Scarborough was increased to six. The Provincial Legislature is located at Queen's Park in Toronto.

The Federal Government

The Federal Government, based in Ottawa, is responsible for matters of nation-wide concern, for most international affairs, criminal law, banking, and for all other matters not assigned to the provinces in the constitution. Scarborough has five representatives to the Federal Parliament.

MUNICIPAL FINANCE

The Finance and Management Services Department is responsible for a budget of approximately 180 million dollars annually. It sustains a 5-year capital program that amounts to 122 million dollars with a capital from current revenue policy that keeps debt well under control.

Currently, the City has 28 million dollars in debentures outstanding. Of this, 20 million dollars in principal will be paid back from 1988 to 1992. The City issued 3 million dollars in debentures in both 1986 and 1987 and has obtained approval from the O.M.B. for the pending issue of more debentures.

Scarborough continues to enjoy a good cash flow position. In 1986, almost 7 million dollars was earned in investment income to reduce the levy on the property taxpayers.

In addition to raising funds for local services, Scarborough also collects its share of funds required by the:

Municipality of Metropolitan Toronto
Metropolitan Toronto Board of Education
Metropolitan Toronto Separate School Board

In 1987, Scarborough collected $ 436,800,000 in property taxes. Of this, $ 111,000,000 (25.4%) was allocated to Metro Toronto and $ 235,500,000 was allocated to the Metro School Boards. Scarborough kept the remaining $ 90,300,000 to help finance its government operations.

Metro Toronto provides the following services for the benefit of all municipalities in Metro:

police protection
regional roads
expressways
public transit
solid waste disposal
water pollution control
water supply
ambulance services
social services
elderly persons' housing
regional parks
development control
other services

Taxation provides 62% of all revenues for Scarborough. Ontario grants have decreased steadily as a percentage of total revenue: from a high of 16.4% in 1982 to a low of 14.1% in 1987.

Municipal Tax

Real Estate and business taxes are levied to cover the cost of municipal services and education.

The real estate tax on a business is calculated by multiplying the assessment value of a particular property (as determined by the Ontario Regional Assessment Office) by the Municipality's current commercial mill rate. Property taxes on residences are calculated in the same way, using the residential mill rate.

Business tax is calculated by multiplying the total assessment value of a property by the statutory business percentage set by the province according to type of activity, multiplied by the current commercial mill rate.

Statutory Business Percentage (Set by the Province of Ontario)	
Manufacturer	60%
Retailer	30%
Professional	50%

Mill Rates for the City of Scarborough

For every $1,000 of assessment on land and buildings, the following mill rates apply:

	1988 Mill Rate
Commercial (Public)	$364.45
Commercial (Separate)	$369.51
Residential (Public)	$309.80
Residential (Separate)	$314.10

For general information on taxes, contact:

Ontario Ministry of Revenue
Regional Office No. 11
7 Overlea Blvd.
Toronto, Ontario M4H 1A8
(416) 423-1240

OR

The City of Scarborough
Finance and Management Services
Revenue Division
150 Borough Dr.
Scarborough, Ontario M1P 4N7
(416) 396-7261

The assessed value of any property in Scarborough is available on the Assessment Rolls, which can be consulted during business hours in the Clerk's Department in the Scarborough Civic Centre.

SECTION E

SUPPLEMENTAL INFORMATION

Economic Development Department

FINANCIAL INSTITUTIONS

All types of financial and insurance services are available in Scarborough. Banks, trust companies, credit unions, financial advisors, mortgage and lending institutions are found throughout the City. Several of the major banks have established special commercial banking units in the City to better serve local commercial banking needs. There is also a wide range of insurance and appraisal services available. The Prudential Insurance Company, one of North America's largest insurance companies, has established its Canadian Headquarters in Scarborough.

Chartered banks provide a full range of banking services. These include personal and business deposit and loan accounts, buying and selling of foreign exchange, purchase and sale (or safekeeping) of securities and other valuables, letters of credit and the provision of market and credit information in Canada and other countries.

Financial Institutions

Chartered Banks	Number of Branches
Bank of Montreal	17
-Commercial Banking Unit, 2100 Ellesmere Rd.	
Bank of Nova Scotia	15
Canadian Imperial Bank of Commerce	37
-Commercial Banking Centre, 200 Consilium Place	
Royal Bank	17
-Commercial Centre, 55 Town Centre, 5th Floor	
-Commercial Centre, 1421 Kennedy Rd.	
Toronto-Dominion Bank	25
-Commercial Banking Centre, 100 Consilium Place	
-Computer Centre, Bellamy & Corporate Dr.	
Other Banks	
Hong Kong Bank of Canada	1
Lloyds Bank of Canada	1
National Bank of Canada	1
Trust Companies	
Canada Trust	13
Eaton Financial Services	1
Family Trust Corporation	3
Guaranty Trust	2
National Trust	7
Royal Trust	2
Sterling Trust Corporation	1
Credit Unions	
AMCU Credit Union (Head Office)	4
Honeywell Employees Credit Union	1
Nathea Toronto Credit Union	1
Postal Employees Toronto Credit Union	1
SECUL Saving and Credit Union	6

CORPORATE INCOME TAX

Federal Corporation Income Tax

Federal corporation tax is levied on business firms by application of scheduled rates on taxable income. Tax payments are made in monthly installments throughout the year to Revenue Canada.

Federal tax reforms were announced by the Minister of Finance in June 1987. The following corporate rate changes were announced:

- The basic federal rate will be reduced from 36% to 28%, effective July 1, 1988.
- The federal rate on manufacturing income will be reduced from 30% to 23% by July 1, 1991.
- The federal rates of 15% for active business income eligible for the small business deduction, and 10% for small business manufacturing and processing income, will both be changed to a single rate of 12%, effective July 1, 1988.

The 3% surtax, which became effective on January 1, 1987, will continue until the implementation of sales tax reform. This surtax is not included in the following tables.

	July 1/87 to June 1/88	July 1/88 to June 1/89	July 1/91 and subsequent
General Business	36	28	28
Manufacturing Business*	30	26	23
Small Business			
- General	15	12	12
- Manufacturing	10	12	12

*The tax rate for manufacturing business will fall 1% each year until 1991 when it reaches 23%.

For further information contact:

Revenue Canada
200 Town Centre Court
8th Floor, Suite 800
Scarborough, Ontario M1P 4X8
(416) 973-4620

Provincial Corporation Income Tax

Corporations tax, levied and collected by the province, comprises two elements: income tax, which is levied on taxable income, and capital tax, which is levied on taxable paid-up capital. For both taxes there are preferential rates for small businesses, and manufacturing and processing firms. When tax exceeds $2,000, payments are made monthly. In other cases, payments are made annually.

The following tax rates apply:

Basic Rate	15.5%
Manufacturing and Processing	14.5%
Eligible Small Business	10.0%

Payments and enquiries should be directed to:

Ministry of Revenue
Corporations Tax Branch
33 King Street West
Oshawa, Ontario L1H 8E9
(416) 965-1160

The following table illustrates the combined federal and provincial corporation income tax rates.

Combined Federal and Provincial Corporation Income Tax Rates

	Pre-Tax Reform	1991
General Business	51.5%	43.5%
Manufacturing Business	45.5%	38.5%
Small Business*		
-General	25.0%	22.0%
-Manufacturing	20.0%	22.0%

*The effective Ontario income tax rate of 10% on active business income that qualifies for the federal small business deduction has been applied.

Comparative Analysis - Canada and United States

Canadian small businesses (both general and manufacturing) enjoy a lower tax rate than their American counterparts. Furthermore, all Canadian-controlled private corporations benefit from the lower rate whereas in the U.S., the lower small business rate is recaptured between $100,000 and $335,000 of taxable income with a surtax of 5%. Canadian manufacturing (not eligible for small business rates) still enjoys a 2% rate advantage.

For non-manufacturing businesses, the United States has a more comparable rate, but it applies to a broader tax base, thereby reducing its advantage.

Comparative Canadian and United States Corporate Tax Rates

	Canadian (1991)	United States (1988)
General Business	43.5%	40.6%
Manufacturing	38.5%	40.6%
Small Business		
-General	22.0%	28.9%
-Manufacturing	22.0%	28.9%

Notes:

1. Canadian rates are combined federal and provincial taxes assuming provincial rates previously stated. Federal surtax of 3% is not included.
2. U.S. rates are combined federal and state taxes assuming a 10% state tax rate.
3. The U.S. small business rate is based on $100,000 of net income. U.S. federal corporate rates are graduated, with 15% charged on the first $50,000 of taxable income, 25% on the next $25,000 of taxable income, and 34% thereafter. The benefit of the lower marginal tax rate is recovered through a corporate surtax of 5% on taxable income between $100,000 and $335,000.

Tourism, Accommodation & Convention Activity

Seventeen million tourists, business travellers, and convention delegates visit Metro Toronto annually; more than any other destination in Canada. As part of Metro, the City of Scarborough contributes to and benefits from this preferred situation.

Tourism

The Scarborough Bluffs as well as the Metro Toronto Zoo are just two examples of the tourist attractions in Scarborough.

The Bluffs offer extensive picnic areas, spacious beaches, and docking facilities for 500 wet slips and 250 dry slips. In addition, The Bluffs are known internationally by geologists for the information they have yielded on the glacial history of the earth.

The Metro Toronto Zoo is a beautiful 710 acre zoological park with more than 4,000 exotic animals, eight regional tropical pavillions, and a botanical garden valued at over $5 million. The Zoo is open year-round, with it becoming a popular cross-country ski area in the winter months.

Accommodation

Visitors to Scarborough have a wide selection of hotel and motel accommodations from which to choose. There are approximately 1,970 rooms located in Scarborough. Accommodations range from Scarborough's finest hotels, the Sheraton Toronto East, the Holiday Inn, and the Guild Inn, to the many suitable motels situated along Kingston Road.

Scarborough College, of the University of Toronto, has a 250 room residence which is available for conference groups, bands, choirs, athletic teams, and vacationing families during the summer months. Furnished townhouses with fully equipped kitchens and reasonable rates make this type of accommodation an enjoyable alternative.

Future hotel accommodation is currently proposed for the Scarborough City Centre by the Conrad International Hilton Group. A luxury 500 room hotel with conference and restaurant facilities will be added to Scarborough's impressive list of hotels.

Konca Investments Ltd., is proposing a mixed use development at 145 Milner Ave., to contain a trade market, offices and 212 corporate hotel suites.

The Great Wall of China is proposing the development of a $240 million complex at the City Centre. The proposed consists of offices, a 336 room hotel and a trade centre.

Hotels-Motels in Scarborough

Name/Location	Phone No.	Type	No. of Rooms
Kingston Road			
1) Alpine Hotel	691-4300	Hotel	13
2) Americana Motel	261-7191	Motel	12
3) Andrews Motel	284-4766	Motel	27
4) Andrews Motor Lodge	267-1118	Motel	29
5) Avon Motel	267-0339	Motel	33
6) Blue Danube Inn	261-6125	Motel	33
7) Comfort Inn	284-2222	Motel	50
8) Eastside Motel	265-3500	Motel	44
9) Grand Motel	281-8393	Motel	23
10) Hav-A-Nap Motel	261-1081	Motel	15
11) Henry's Motel	264-4381	Motel	12
12) Idlewood Inn	286-6862	Motel	20
13) Manor Motel	261-7184	Motel	13
14) Maple Leaf Motel	281-6257	Motel	45
15) Metro Inn***	267-1141	Motor-Hotel	50
16) Montoro Inn	284-5091	Motel	18
17) New Lido Motel***	282-5768	Motel	77
18) New Plaza Motel	284-9922	Motel	30
19) Park Motel	261-7241	Motel	17
20) Pine Court Motel	282-2335	Motel	50
21) Royal Motel	267-1851	Motel	25
22) Roycroft Motel	261-7177	Motel	39
23) Toronto Inn	299-7999	Motel	58
24) Toronto Gateway Inn***	284-9978	Motel	42
25) White Star Motel	267-2911	Motel	16
26) White Swan Motel	261-7168	Motel	43
City Centre			
27) Holiday Inn	293-8171	Hotel	193
28) Howard Johnson's Toronto-East	439-6200	Hotel	192
29) Relax Inn	299-9500	Hotel	160
30) Scarborough Inn	299-7999	Hotel	61
31) Venture Inn	439-9666	Hotel	139
32) Sheraton Toronto East	299-1500	Hotel	388
Other			
33) Guild Inn****	261-3331	Hotel	97
New Developments			
34) Consilium		Hotel	500
35) Journey's End		Hotel	--
36) Konca Investments Ltd.		Hotel	212
37) Great Wall of China		Hotel	336

*Ontario Travel Star Rating

Conventions

Convention facilities in Scarborough are currently provided by six hotels. The following table summarizes the available convention facility information.

			Seating Capacity for:	
Hotel	**Meeting Rooms**	**Sq.Ft.**	**Banquets**	**Classroom**
Guild Inn	Studio	1050	80	48
	Bickford/Elm/Catalpa	2950	150	100
	Bickford	1100	50	40
	Catalpa	1100	50	40
	Elm	750	30	25
Holiday Inn Toronto - Scarborough	The Galleries	3380	250	225
	North Gallery	1520	100	70
	Centre Gallery	930	50	40
	South Gallery	930	50	40
	1102,1104, 2200, 2202, 2204	400	20	18
Howard Johnson Toronto East Hotel	Scarborough 1,2,3	2812	250	200
	Scarborough 1	760	65	60
	Scarborough 2	684	55	60
	Scarborough 3	1368	120	80
	Carmelite 1 & 2	1050	75	60
	Carmelite 1	504	40	30
	Carmelite 2	504	40	30
	Boardroom 1 & 2	480	25	25
	Boardroom ABCD	432	25	25
Scarborough Inn Hotel	Room B	440	30	16
	Room C	1200	80	100
Venture Inn Scarborough	Meeting Room	720		20
	Boardroom (3)	15 people Boardroom Style		

Convention Facilities Cont'd

Hotel	Meeting Rooms	Sq.Ft.	Seating Capacity for: Banquets	Classroom
Sheraton Toronto East	Renaissance Ballroom	9984	740	700
	Salon A	2496	190	120
	Salon B	2176	180	130
	Salon C	2176	180	130
	Salon D	2496	190	120
	Cabot	640	40	30
	Cartier	640	40	30
	Columbus	1280	80	50
	Drake	640	40	30
	Frobisher	640	40	30
	Hudson	1280	80	50
	Lorraine	702	50	36
	Medici	702	50	36
	Aragon	702	50	36
	Burgundy	650	50	36
	Valois	650	50	36
	Orleans	650	50	36
	Bourbon	570	N/A	N/A
	Benlomand	930	40	24
	VIP Boardroom	16 people Boardroom style		
	Dijon	546	22	21
	Florence	504	20	18
	Naples	442	22	21
	Bruges	408	20	18
	Lyons	442	22	21
	Venice	408	20	18
	Brussels	312	16	-
	Genoa	648	24	33

Source: Metropolitan Toronto Facilities Guide, 1988.

Convention Activity in Metro Toronto

	1985	1986	1987
Number of Conventions	568	600	743
Number of Delegates	369,633	453,974	538,688
Value of Conventions	537,036	567,200	702,296

Source: Metro Toronto Convention & Visitors Association, 1988.

917.13541
SCA
Scarborough community profile

For additional Literature on Scarborough

DEVELOPMENT KIT

ANNUAL REPORT

BUSINESS DIRECTORY

TOWN CENTRE UPDATE

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